



## Offices

70 Waters Green, Macclesfield, SK11 6JZ

### **Flexible Office Suites - Opposite Macclesfield Railway Station**

**67 to 722 sq ft**  
(6.22 to 67.08 sq m)

- FLEXIBLE SUITE SIZES
- LET INDIVIDUALLY OR AS ONE
- TOWN CENTRE LOCATION
- UNBEATABLE CONNECTIVITY
- INCLUSIVE RENT & FACILITIES
- CHARACTER BUILDING WITH REAL PRESENCE

# Offices, 70 Waters Green, Macclesfield, SK11 6JZ

## Summary

Available Size	67 to 722 sq ft
Rent	£155 - £395 per month
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises a handsome and characterful collection of self-contained office suites occupying the first and second floors of this distinctive period building. The accommodation comprises six individual suites ranging from 67 to 171 sq ft, available to let separately or combined to form a larger footprint — offering flexibility to suit solo occupiers, small teams, or growing businesses requiring room to expand.

Each suite benefits from natural light through original sash-style windows, and the building's shared facilities include a dedicated meeting room, kitchenette, and WC facilities. The second floor features a striking circular window overlooking the town, adding to the building's considerable character. Common areas are well-presented and professionally maintained.

Whether you are a start-up seeking your first office, a professional requiring a prestigious town centre address, or an established business looking for satellite space, 70 Waters Green provides an outstanding opportunity to occupy one of Macclesfield's most recognisable and well-located buildings. Suites are available individually or as a whole, with terms available upon application.

## Accommodation

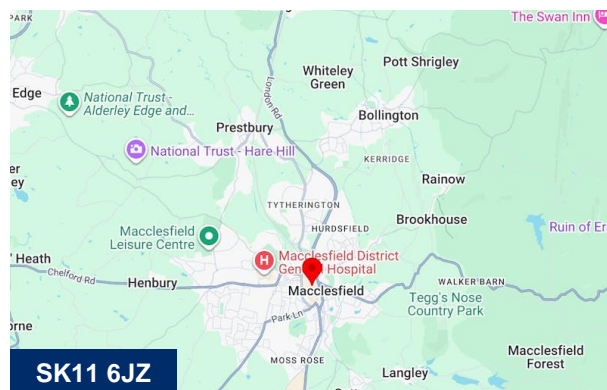
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 1	106	9.85	Available
1st - Suite 2	171	15.89	Available
1st - Suite 3	67	6.22	Available
2nd - Suite 4	100	9.29	Available
2nd - Suite 5	138	12.82	Available
2nd - Suite 6	140	13.01	Available
<b>Total</b>	<b>722</b>	<b>67.08</b>	

## Location

70 Waters Green occupies a prominent position on one of Macclesfield's principal arterial routes, approximately 100 metres from Macclesfield Railway Station and within a short walk of the town centre. Macclesfield Railway Station provides regular direct services to Manchester Piccadilly, Stockport and London Euston. The property benefits from excellent access to the town's retail, leisure and banking amenities, with a range of cafés, restaurants and public car parks nearby. Waters Green forms part of the A523, providing convenient access to the wider Cheshire and Greater Manchester road network, whilst the A537 and A536 are also within easy reach. The location is well established as a business destination and offers excellent connectivity by both rail and road.

## Viewings



## Viewing & Further Information



**Anthony Howcroft**

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Strictly by appointment only with sole agents Hallams.

## **Terms**

The premises are available by way of a license, on a suite by suite basis, for a minimum term of 12 months.

