HALLAMS
Property Consultants

To Let



First Floor, Victory House

Churchill Way, Macclesfield, SK11 6AY

TO LET - ALL INCLUSIVE OFFICE SUITE IN CENTRAL MACCLESFIELD

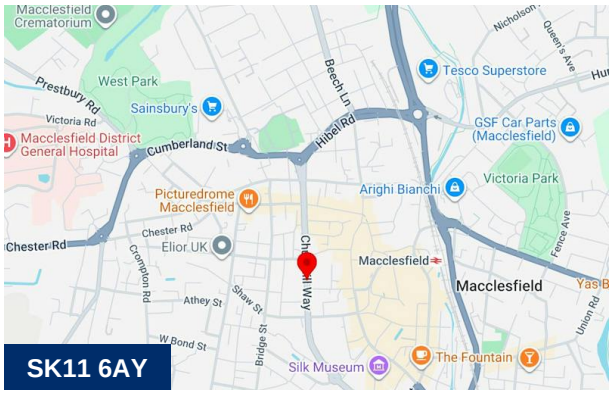
348 sq ft
(32.33 sq m)

- FLEXIBLE TERMS
- ALL-INCLUSIVE RENT
- ABUNDANCE OF AMENITY ON THE DOORSTEP
- PARKING AVAILABLE
- AIR CONDITIONED
- PRIVATE MEETING ROOM

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Summary

Available Size	348 sq ft
Rent	£700 per month
Business Rates	Occupier likely eligible for 100% small business rates relief.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D







Description

The property comprises a first-floor office suite within Victory House, a multi-let commercial building with a range of retail occupiers at ground-floor level, and office occupiers on the upper floors. The premises would be suitable for office or treatment use.

The available accommodation provides predominantly open-plan office space, incorporating a separate internal meeting room or private office. The suite benefits from air conditioning and access to communal kitchen facilities, together with separate male and female WC facilities within the building.

The building's carpets are also scheduled for refurbishment, further enhancing the communal areas and overall presentation of the accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	348	32.33	Available
Total	**348**	**32.33**	

Location

The premises are located on Churchill Way (A538) which forms one of the main arterial routes through the centre of Macclesfield.

Macclesfield train station, which is located approximately a 5 minute walk from the property. There are regular services to Manchester (19 minutes), Stockport (11 minutes) and London Euston (1hr 48 minutes). Manchester Airport lies 5 miles North East of Alderley Edge.

Macclesfield is home to a number of national retailers and multiple successful independent retailers. Café Nero, Costa Coffee, Pizza Express, Greggs, Boots, are a few of the retailers. Along Chestergate is the new Picturedrome, the popular food hall which is approximately a 3 minute walk from the property.

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new lease for a minimum term of 12 months.

Viewing & Further Information



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