



Unit 7-8

Snape Road, Macclesfield, SK10 2NZ

New Opportunity to Lease a Bespoke Industrial Premises.

2,553 sq ft
(237.18 sq m)

- Option to Reconfigure Existing Building into a Bespoke Warehouse
- Self-Contained
- 9 Parking Spaces
- DDA Compliant
- Kitchenette
- Male + Female + Disabled Toilets

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Summary

Available Size	2,553 sq ft
Rent	£2,200 per month
Rateable Value	£14,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

NEW OPPORTUNITY TO ACQUIRE A BESPOKE INDUSTRIAL SPACE, FITTED OUT TO YOUR REQUIREMENTS

The premises are currently fitted out as a refurbished office building finished to a high standard throughout. The accommodation extends to approximately 2,553 sq ft (237.2 sq m) across ground and first floors, with additional mezzanine storage. The property includes a spacious kitchen, male, female and disabled WCs, full DDA compliance, dedicated server room, and useful storage areas.

The building measures 4.2 meters to the underside of the eaves and 4.9 meters to the underside of the pitch. The main roller shutter is 6 meters wide. Externally, there are 9 on-site parking spaces, making it well suited for a wide range of occupiers — including professional services, medical or clinical use, or potentially even as a showroom. Currently the property is fitted out as offices, however, as stated above, there is an option for the building to be reconfigured into a bespoke warehouse space for the right occupier.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial	2,108	195.84	Available
1st - Office	445	41.34	Available
Total	2,553	237.18	

Location

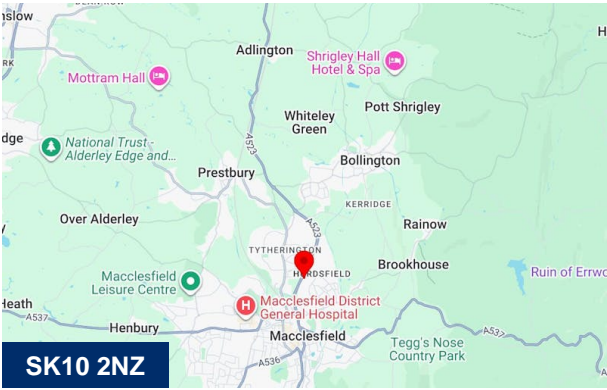
The property is located on Snape Road, within a well-established commercial area to the east of Macclesfield town centre. The location offers good access to the A523 and A537, linking to the wider Cheshire and South Manchester region. Macclesfield Railway Station is within a 5-minute drive, providing direct services to Manchester and London. The area benefits from a mix of commercial and light industrial occupiers, with nearby amenities and services easily accessible.

Viewings

Strictly by appointment only with sole agents HALLAMS PROPERTY CONSULTANTS.

Terms

The premises are available by way of a new FRI lease for a term of years to be negotiated.



Viewing & Further Information



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