



## Unit 8

Crown Centre, Macclesfield, SK11 6QS

### TO LET - Storage / Possible Trade Counter Unit in Macclesfield

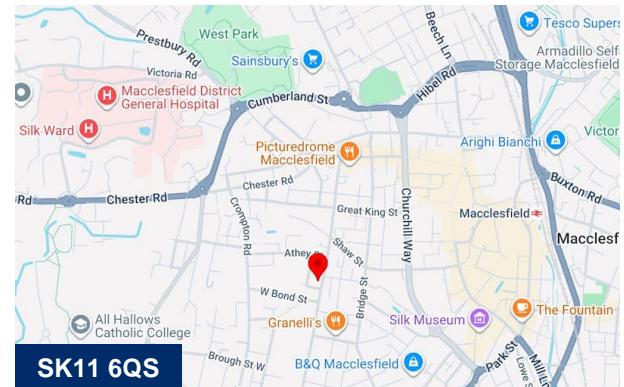
**4,100 sq ft**  
(380.90 sq m)

- Self Contained
- Open Floorplan
- Established Industrial Estate
- W/C's
- Great Location on Bond St

# Unit 8, Crown Centre, Macclesfield, SK11 6QS

## Summary

Available Size	4,100 sq ft
Rent	£1,250 per month
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



## Description

Unit 8 Crown Centre is a self-contained industrial building. The property provides predominantly open plan accommodation and is currently best suited to storage use, with the potential to be configured into trade counter use. Loading access is available from both the front and side elevations, offering flexible operational arrangements. Internally, the building is largely clear floor space with good natural light to the perimeter. The unit benefits from a dedicated forecourt with onsite parking for a number of vehicles. In addition, there is a basement level which shares a similar floorplate to the ground floor and could be utilised for further storage space. This area is not included within the quoted floor measurements.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,000	185.81	Available
1st	2,100	195.10	Available
<b>Total</b>	<b>4,100</b>	<b>380.91</b>	



## Location

Unit 8 Crown Centre is situated on Bond Street within the established Crown Centre industrial estate in Macclesfield. The estate lies a short distance to the south of the town centre and benefits from convenient access to the A523 Silk Road and A537, providing strong connections towards Stockport, Manchester and the Peak District. Macclesfield railway station is within walking distance, offering regular mainline services to Manchester Piccadilly and London Euston.

Bond Street is a well-known commercial location comprising a range of industrial and trade counter occupiers, with nearby amenities available in the town centre. The property's position within a managed estate ensures good accessibility for deliveries and staff and is well suited to businesses requiring practical storage accommodation with excellent transport links.

## Viewings

Strictly by appointment only with sole agents HALLAMS.

## Terms

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

## Viewing & Further Information



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