



Glenroy Garage

A523, Rushton, Macclesfield, SK11 0SE

TO LET / FOR SALE - Industrial and Showroom Premises, Formerly Car Storage & Workshop

7,709 sq ft
(716.19 sq m)

- PROMINENT MAIN ROAD FRONTAGE
- THREE PHASE ELECTRIC SUPPLY
- FULL-WIDTH ROLLER SHUTTERS
- FLEXIBLE OPEN SPECIFICATION
- SUITABLE FOR VARIETY OF OCCUPIERS
- CCTV + ALARM SYSTEM
- SELF-CONTAINED
- STRONG CONNECTIVITY

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Summary

Available Size	7,709 sq ft
Rent	£10 per sq ft
Price	£1,500,000
Rates Payable	£1.15 per sq ft
Rateable Value	£20,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial / workshop / showroom premises extending to approximately 7,709 sq ft, arranged across four adjoining units and available as a whole. The accommodation benefits from eight full-width roller shutter doors, providing excellent loading and access throughout the buildings. Eaves heights range from approximately 3.5 metres to 4.2 metres, with underside of haunch heights ranging from approximately 4.6 metres to 5.25 metres. The property is further equipped with three-phase electricity, W/C facilities, a full alarm and CCTV system, and external floodlighting. The flexible layout would suit a variety of uses, including automotive, trade, workshop, storage and light industrial occupation, subject to any necessary consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1	1,124	104.42	Available
Unit - Unit 2	3,044	282.80	Available
Unit - Unit 2 Mezzanine	711	66.05	Available
Unit - Unit 3	2,324	215.91	Available
Unit - Unit 4	505	46.92	Available
Total	7,708	716.10	

Location

The property occupies a prominent position fronting the A523 Leek Road in Rushton Spencer, on the southern edge of Macclesfield. The A523 provides a key route between Macclesfield and Leek, with onward links towards Stockport and Manchester to the north, and Stoke-on-Trent and the wider Midlands to the south. Macclesfield town centre is approximately 5 miles to the north, with good connectivity to the wider Cheshire and Staffordshire road networks. Macclesfield railway station provides regular mainline services to Manchester and London, whilst Manchester Airport is readily accessible via the regional road network.

Viewings

Strictly appointment only with sole agents HALLAMS PROPERTY CONSULTANTS.

Terms

The premises are available to let by way of a new effective FRI lease for a term of years to be negotiated. Alternatively, the freehold interest is available for purchase.



Viewing & Further Information



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