



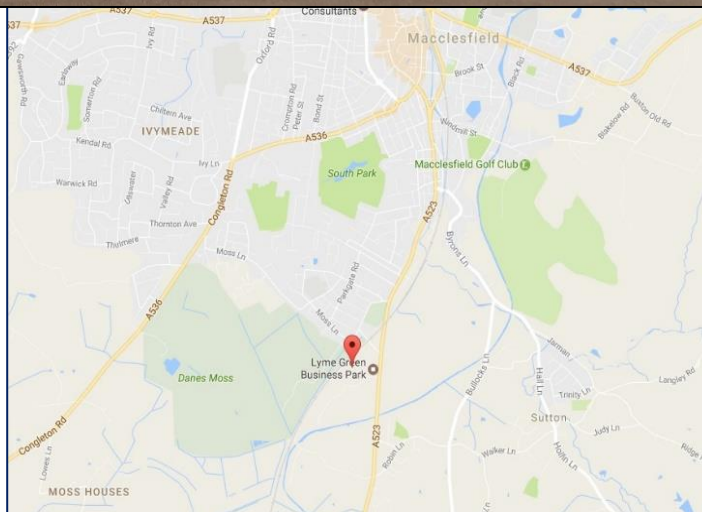
Members of the Royal Institution of Chartered Surveyors

FOR SALE

INDUSTRIAL UNIT - 7,280 Sq Ft



- Open Plan Warehouse Space
- Full Height Roller Shutter Door
- Covered External Loading Area
- Designated Car Parking Spaces
- Prominent Industrial Estate
- Self Contained



**UNIT C HEATHER CLOSE, LYME GREEN
BUSINESS PARK, MACCLESFIELD, SK11 0LR**

Churchill Chambers,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AS

01625 262222
www.hallams.com

LOCATION

The premises are located on Lyme Green Business and Retail Park. The site is south of Macclesfield town centre and comprising a mixed use business park incorporating offices, retail, leisure and industry. Heather Close is located directly off the main spine road of the Business Park.

The Park is accessed off the main A532 road which links Macclesfield with Leek approximately 12 miles distant and the town centre Silk Road bypass approximate 2 miles distant.

DESCRIPTION

Unit C provides uniform rectangular warehouse premises of modern steel portal framed construction with fair faced brick elevations and an insulated corrugated steel roof. The premises are accessed via the main pedestrian entrance and a full height roller shutter door. Internally the premises comprise of an open plan warehouse space and small office space to the front of the warehouse with the specification including gas powered warm air blowers, roof lights, male and female WC's and kitchen facilities.

FLOOR AREAS (NIA)

Ground Floor	7,280 sq ft	676.33 m ²
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TERMS

The property is available by way of a long leasehold disposal. The long leasehold interest is a renewable 125 year lease from 1st January 1989 at a Peppercorn rent.

PRICE

£650,000 Exclusive

RATES

The unit is yet to be separately assessed, however, we estimate the Rates Payable to be approximately £2.50 per sq ft. We would recommend interested parties to make their own enquiries to Cheshire East Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All prices and rents are exclusive of, but may be liable to VAT.

VIEWINGS

Strictly by appointment with sole agents Hallams Property Consultants.



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