



Members of the Royal Institution of Chartered Surveyors

TO LET

QUALITY OFFICES IN FORMER MILL BUILDING WITH PARKING



2,386 sq ft – 10,168 sq ft

NEWBRIDGE HOUSE, HENDERSON STREET,
MACCLESFIELD

Victory House,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AY
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LOCATION

The premises are located on Henderson Street which is just on the outskirts of Macclesfield town centre and approximately a quarter of a mile from the main bus and rail terminals, it also lies within half a mile of the A523 Silk Road which affords access to Congleton (7 miles) and Stockport (11 miles).

DESCRIPTION

Newbridge House was originally constructed in the mid 19th Century. It was recently refurbished to provide modern open-plan office space. The accommodation incorporates suspended ceiling with fluorescent lighting, gas-fired central heating, fitted carpets and a lift to all floors. The second floor has been sub-divided into individual office rooms to cater for 3-4 people. Parking is available on-site.

FLOOR AREAS

Ground Floor 2,386 sq ft
First Floor 2,580 sq ft
Second Floor 2,545 sq ft
Third Floor 2,657 sq ft

Total 10,168 sq ft

TERMS

The premises are available by way of a new effective full repairing and insuring lease.

RENT

£10 per sq ft
Serviced offices £20 per sq ft all inclusive

RATES

Ground Floor Rateable Value - £13,250
Approximate rates payable - £5,600 p.a.

First Floor Rateable Value - £12,250
Approximate rates payable - £5,200 p.a.

Second Floor Rateable Value - £12,250
Approximate rates payable - £5,200 p.a.

Third Floor Rateable Value - £11,250
Approximate rates payable - £4,700 p.a.

Local Authority – Cheshire East



LEGAL COSTS

Each Party is to be responsible for their own legal costs.

VAT

All prices, rentals and outgoings are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment with the sole agents.

HALLAMS
Property Consultants
01625 262222
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(1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.