

# TO LET

## INDUSTRIAL/WORKSHOP UNIT

1,259 m<sup>2</sup> (13,552 square feet)  
(can be split)



### **BROOKSIDE MILL UNION STREET MACCLESFIELD**

**LOCATION:**

Brookside Mill is located along Union Street close to the Churchill Way round-about. Churchill Way forms one of the main thoroughfares through Macclesfield with the town centre being a quarter of a mile distant with the town's main bus and rail terminals approximately a quarter of a mile distant.

Macclesfield lies between Congleton (7 miles) and Stockport (11 miles).

**DESCRIPTION:** The available accommodation comprises of ground and lower ground floor workshop space which can be accessed off both Union Street and to the rear of the property off Crossall Street. The ground floor accommodation has vehicle access from Union Street and comprises open-plan workshop area ideal for light to heavy industrial uses or storage. The lower ground floor premises is on two levels and is suitable for a number of industrial uses. The premises can be split to provide two units. Both units will be self-contained with their own WC facilities and car parking to the rear.

**FLOOR AREAS:**

Ground Floor	752 m <sup>2</sup>	(8,094 square feet)
Ground floor office corridor	42 m <sup>2</sup>	( 552 square feet)
Lower ground floor	465 m <sup>2</sup>	(5,005 square feet)
<b>Total:</b>	<b>1,259 m<sup>2</sup></b>	<b>(13,552 square feet)</b>

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**TERMS:** The premises are available by way of a new effective full repairing and insuring lease for a term of years to be negotiated

**RENTAL:** £45,000 per annum exclusive (can be split)

**RATING:** Interested parties should make their own enquiries to Macclesfield Borough Council (01625 500500)

**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

**VIEWING:** Strictly by appointment with the sole agents

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