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# TO LET

SELF CONTAINED MODERN OFFICE  
UNITS WITH GOOD ON SITE PARKING



**134.90 – 450.8m<sup>2</sup> (1,452 – 4,852sq.ft)**

MAPLE COURT, DAVENPORT STREET, MACCLESFIELD

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## LOCATION

The property is situated on the eastern edge of Macclesfield town centre close to the Silk Road (A.523), which is the main north to south arterial route through the town. Surrounding properties are of mixed use with a combination of residential and commercial premises. The property is located at the head of a cul-de-sac known as Davenport Street which links directly to Buxton Road near its junction with the Silk Road.

Macclesfield lies approximately 11 miles from Stockport and 7 miles from Congleton.

## DESCRIPTION

Maple Court is a self-contained development of two detached and two semi-detached office buildings. Each unit is finished to a high standard and benefits from Cat II lighting, computer networking, full central heating, staff kitchenette and male and female WC facilities. Each office also has its own designated car parking spaces.

## FLOOR AREAS

Unit 3	3,400 sq ft	315.90m <sup>2</sup>
Unit 4	1,452 sq ft	134.90m <sup>2</sup>

**Total: 4852 sq ft 450.8 m<sup>2</sup>**

## TERMS

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

## RENT

Based on £12.00 per square foot, exclusive.

## RATING

To be confirmed.

## LEGAL COSTS

Each party will 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**  
[www.hallams.com](http://www.hallams.com)

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