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FOR SALE

HIGH QUALITY MODERN INDUSTRIAL UNIT WITH
OFFICES & PARKING



272.67m² (2,935sq.ft)

UNIT 4, HEATHER CLOSE, LYME GREEN BUSINESS PARK,
MACCLESFIELD

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

The premises are located on Lyme Green Business and Retail Park 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 A523 road which links Macclesfield with Leek approximately 12 miles distant and the town centre Silk Road bypass approximately 2 miles distant.

Other occupiers include Mercedes Benz, Volkswagen, Curry's and Homebase.

DESCRIPTION

Unit 4 comprises of a modern steel framed industrial unit 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 a reception area and offices to the front with open plan workshop/warehouse space to the rear with a mezzanine floor providing further storage and office space. The unit benefits from Cat II lighting throughout, air conditioning to the offices and mezzanine area, gas central heating throughout, double glazing, laminate flooring within the reception and office areas, WC and kitchen facilities. The unit benefits from seven designated car parking spaces.

The property is currently used for clean engineering and benefits from high grade flooring commensurate with that used in operating theatres, therefore making the premises ideal for a high tech clean user as well as traditional industrial uses.

FLOOR AREAS

Ground floor measured on a Gross Internal Area basis	248.27sq.m	1,596sq.ft
Mezzanine	124.40sq.m	1,339sq.ft

TERMS

The property is available by way of a long leasehold disposal of 125 years from 1989.

PRICE

£175,000 exclusive

GROUND RENT & ESTATE CHARGE

There is a ground rent and estate charge payable which is approximately £1,000 per annum,

RATING

Rateable Value - £10,000

Approximate rest payable 2008/9 - £4,580

Rating Authority – Macclesfield Borough Council

LEGAL COSTS

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

VAT

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

VIEWINGS

Strictly by appointment with the sole agents.



HALLAMS
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