



Members of the Royal Institution of Chartered Surveyors

TO LET

**SERVICED OFFICES WITH GOOD ON SITE PARKING
AVAILABLE ON FLEXIBLE LEASE TERMS**



From 41.80 m² (450 sq ft) - 167.20 m² (1,800 sq ft)

**Langley Business Park, Langley Road, Langley,
Cheshire SK11 0DG**

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

The premises are located to the east of Langley Village approximately three miles south-east of Macclesfield town centre. The premises are located immediately off Langley Road which affords access to the main A.523 Macclesfield Bypass which links Macclesfield with Manchester (18 miles to the north), and Leek (approximately 14 miles to the south).

DESCRIPTION

The available accommodation comprises of 4 individual offices within Scragg House, which forms the main office building at Langley Business Park. Each office suite benefits from a full height window looking out to the Peak District and Teggs Nose, a local landmark of some notoriety. Each office is available individually on flexible lease terms for a minimum of 6 months. The offices are carpeted throughout and also benefit from integral cat II lighting, electric storage heaters and telephone points. The shared facilities include a kitchen and male and female WC's. There is ample parking on the site and each suite comes with a minimum of 4 car parking spaces with more available upon request.

FLOOR AREAS

- Office 1 **41.80 m² (450 sq ft)**
- Office 2 **41.80 m² (450 sq ft)**
- Office 3 **41.80 m² (450 sq ft)**
- Office 4 **41.80 m² (450 sq ft)**
- Total **167.20 m² (1,800 sq ft)**

TERMS

The premises are available on flexible lease terms for a minimum of six months

RENT

£17 per square foot inclusive of all services except out going telecommunications.

LEGAL COSTS

Each party will be responsible for their own legal costs

VAT

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



VIEWINGS

Strictly by appointment with sole agents:

HALLAMS
Property Consultants
01625 262222
www.hallams.com

Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that:

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