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**HALLAMS**

Property Consultants

# TO LET

PROMINENT SELF-CONTAINED FIRST AND SECOND FLOOR TOWN CENTRE OFFICES WITH PARKING



**110.55m<sup>2</sup> (1,190sq.ft) - 221.10m<sup>2</sup> (2,380 square feet)**

**CHARLES ROE HOUSE, CHURCHILL WAY, MACCLESFIELD**

Victory House,  
Churchill Way,  
Macclesfield,  
Cheshire, SK11 6AY  
info@hallams.com

**01625 262222**  
**www.hallams.com**



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## LOCATION

The property is situated on Churchill Way on the junction with the pedestrianised section of Chestergate and lies within the main Macclesfield town centre shopping area. Churchill Way forms one of the main thoroughfares through the town centre. The property also lies within 100 metres of the multi-storey car park and a third of a mile of the main bus and rail terminals. The building is also well located for access to the Silk Road (A523), which affords access to Stockport (11 miles) and Congleton (7 miles).

## DESCRIPTION

The available accommodation forms the first and second floor of this prominent modern town centre building benefiting from a corner position. Having been finished to a high specification and mainly open plan in nature the offices boast full central heating, security alarm, good natural light and four car parking spaces. The premises can be split floor by floor.

## FLOOR AREAS (CAN BE SPLIT)

First Floor 110.55m<sup>2</sup> (1,190sq.ft)  
Second Floor 110.55m<sup>2</sup> (1,190sq.ft)

**Total 221.10m<sup>2</sup> (2,380sq.ft)**

## TERMS

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

## RENT

£9 per square foot

## RATES

Rateable Value – First Floor £11,500  
Business Rates payable 2010/2011 - £4,680 (approx)

Rateable Value – Second Floor £7,600  
Business Rates payable 2010/2011 - £3,093 (approx)

Local Authority – Macclesfield Borough Council.

## 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.

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