



Members of the Royal Institution of Chartered Surveyors

TO LET

MODERN HIGH EAVES PORTAL FRAME WAREHOUSE UNIT



2,102.96m² (22,636sq.ft)

LANGLEY WORKS, LANGLEY, MACCLESFIELD

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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 unit consists of a portal framed warehouse unit with insulated corrugated steel cladding and roof. Access to the unit is gained via a full height roller shutter door as well as pedestrian access. The premises benefit from three phase electricity.

The offices section comprises of good quality office space carpeted throughout with good natural light provided by northern lights.

The unit can be leased as a whole or without the office section.

FLOOR AREAS

Floor areas are measured on a Gross Internal Area basis.

Warehouse	1,759.68m ²	(18,941sq.ft)
Offices	343.28m ²	(3,695sq.ft)
Total	2,102.96m²	(22,636sq.ft)

TERMS

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

RENT

£3.50 per sq ft.

RATES

The unit is not currently separately assessed for Rating purposes.

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.



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