



Members of the Royal Institution of Chartered Surveyors

TO LET

QUALITY NEWLY REFURBISHED SERVICED OFFICES
WITH ON-SITE CAR PARKING



OFFICES FROM 149 SQ.FT(13.9 SQ. M) TO 769
SQ.FT(71.5 SQ.M).

ZURICH HOUSE, HULLEY ROAD, HURDSFIELD
INDUSTRIAL ESTATE MACCLESFIELD

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

The premises are located on Hulley Road within close proximity to the junction with the A.523 Silk Road, which forms the main town centre bypass. The premises are within a third of a mile of the town centre, the town's railway station and bus terminal. Macclesfield lies between Congleton (7 miles) and Stockport (11 miles).

DESCRIPTION

High quality newly refurbished serviced offices. Offices available from 149 sq ft on flexible lease terms. Offices are fully serviced for immediate occupation benefiting from suspended ceilings cat 2 lighting, intercom system with an impressive entrance incorporating spotlights at night with canopy. The entrance includes a visitors waiting room with large LCD screen and there is a meeting room which can be hired out on an hourly basis. There is a substantial amount of parking at the front of the property.



FLOOR AREAS

Ground Floor

Five offices and One Meeting Room

Office 1	16.8m2	180 sq ft	LET
Office 2	13.8m2	148 sq ft	LET
Office 3	14.1m2	151 sq ft	
Office 4	41.2m2	443 sq ft	
Office 5	30.3m2	326 sq ft	
Meeting Room	14.9m2	160 sq ft	

First Floor

Office 6	16.7m2	180 sq ft	LET
Office 7	14.9m2	160 sq ft	
Office 8	13.9m2	149 sq ft	
Office 9	13.8m2	148 sq ft	LET
Office 10	14.2m2	152 sq ft	LET
Office 11	41.2m2	443 sq ft	LET
Office 12	30.3m2	326 sq ft	LET

TERMS

Flexible terms available

RENT

£24 per sq ft all inclusive

LEGAL COSTS

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

(1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) Non of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.