



Members of the Royal Institution of Chartered Surveyors

FOR SALE/TO LET

Modern self contained office building with extensive car parking



847.27m² (9,120sq ft)

Byrons Lodge, Gunco Lane, Macclesfield SK11 7JW

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

01625 262222
www.hallams.com



Members of the Royal Institution of Chartered Surveyors

LOCATION

The property is located on the corner of Byrons Lane and Gunco Lane, accessed off Silk Road (A523) on the southern side of Macclesfield. Macclesfield is situated approximately 20 miles north of Stoke-On-Trent and 11 miles south of Stockport.

DESCRIPTION

A modern self contained office building built in 1991, was previously used as serviced offices. The property is laid over 3 floors consisting of a large reception with a full height double glazed frontage, 13 offices on the lower ground floor, 13 offices on the ground floor and a further 10 offices on the first floor. The property includes kitchen facilities and WCs on each floor with a disabled passenger lift running through the building. Internally the offices benefit from carpeted floors, suspended ceiling with Cat 2 lighting, electric heaters and a full wired smoke alarm. The property is very secure with key fob entry into each floor, cctv and fencing surrounding the perimeter of the property. Externally there is a substantial car park.

FLOOR AREAS

Lower Ground Floor	3820 sq ft
Ground Floor	3240 sq ft
First Floor	2060 sq ft
Total	9120 sq ft approx

TERMS

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

RENT

£11 Sq ft

SALE

£900,000

RATES

Awaiting re-assessment

LEGAL COSTS

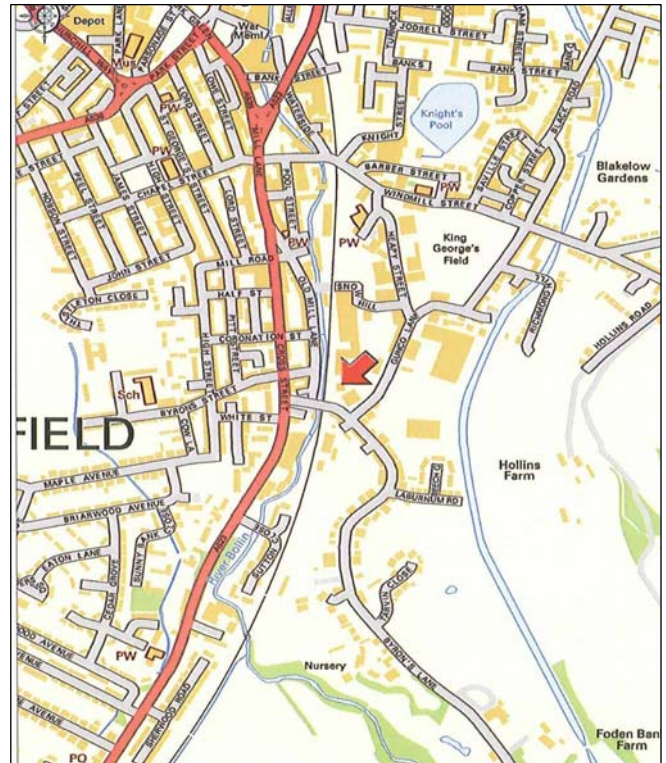
Each party is to be responsible for their own legal costs.

VAT

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

VIEWINGS

Strictly by appointment with the sole agents.



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:

(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) None 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.