



Members of the Royal Institution of Chartered Surveyors

TO LET

HIGH SPECIFICATION OFFICES IN TOWN CENTRE
LOCATION WITH PARKING



371.97 M2 (4,004 SQ FT)

The Courtyard, Catherine Street, Macclesfield SK11 6ET

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

The premises are located on Catherine Street close to the junction of Great King Street which leads to Churchill Way (A538), one of the main arterial routes into Macclesfield town centre. The property is in walking distance to the town centre with Macclesfield Bus and Train station less than half a mile away. All the usual town centre amenities are readily available.

Macclesfield lies approximately 20 miles north of Stoke-On-Trent and 10 miles south of Stockport.

DESCRIPTION

The premises comprises of ground floor and first floor office accommodation. It has its own self contained entrance with access to the onsite café available. The ground floor comprises of 4 partitioned offices/open plan accommodation with a spiral staircase leading to more open plan office space. The first floor again provides a mixture of 3 partitioned offices and open plan office space. Internally the premises have been fitted to a very high standard with carpeted floors, suspended ceilings, Cat 2 lighting and wall mounted HVAC systems throughout. The property is double glazed throughout and is heated via gas central heating. The access will be through electronic fob entry, and a gated external car park provides 8 car parking spaces for the ingoing tenant.

FLOOR AREAS

Ground Floor	163.43 m2 (1,759 sq ft)
First Floor	208.54 m2 (2,245 sq ft)
Total	371.97 m2 (4,004 sq ft)

CAN BE SPLIT

TERMS

The property will be available by way of a sub-let of the existing lease.

RENT

£14 per sq ft

RATES

The property will have to be re-assessed for rates. The Local Authority: Cheshire East Council (01625 500 500)

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 sole agents



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.



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