



Members of the Royal Institution of Chartered Surveyors

TO LET

MODERN INDUSTRIAL UNIT WITH GOOD SIZED YARD



2,080 sq ft

Queens Avenue, Hurdsfield Industrial Estate, Macclesfield

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

The property is located on Queens Avenue, which is situated within Hurdsfield Industrial Estate, just off the main A523 town centre bypass. The junction of this lies approximately half a mile from the town centre, as do the towns main bus and rail terminals. The A523 also affords access to Stockport (11 miles) and Congleton (7 miles).

DESCRIPTION

The Industrial unit comprises of an open plan Industrial unit with mezzanine floor for additional storage/office space. There is a large yard to the front which is well secured via palisade fencing surrounding the unit and loading facilities with a roller shutter at the front of the unit and access doors. Kitchen and WC facilities are available and parking will be defined in the yard area.

FLOOR AREAS

Ground Floor	1,332 sq ft
Mezzanine	748 sq ft
Total	2,080 sq ft

TERMS

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed.

RENT

£11,000 p.a.

RATES

Awaiting Re-assessment

Local Authority: Cheshire East Council

LEGAL COSTS

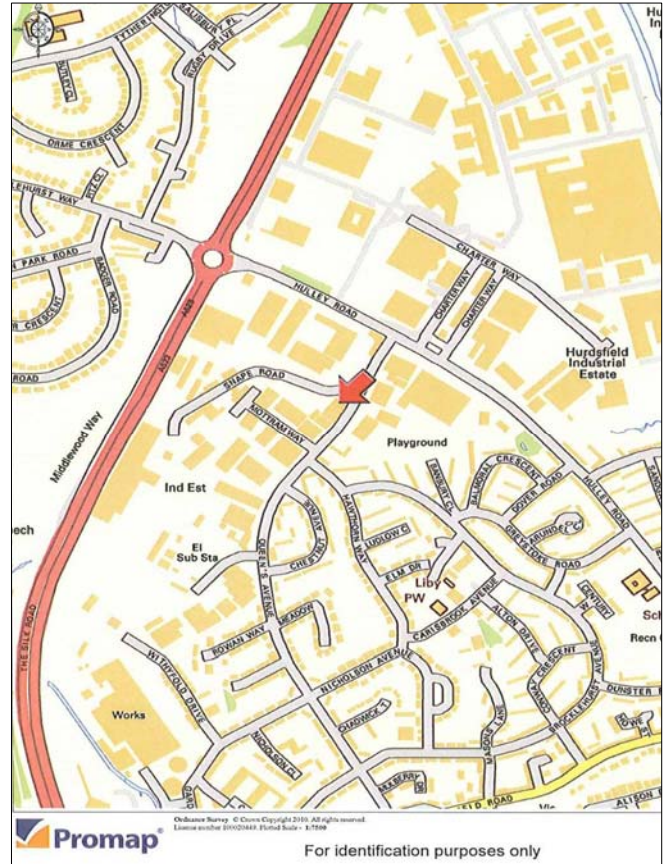
Each party is to be responsible for their own legal costs

VAT

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

VIEWINGS

Strictly by appointment with sole agents




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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.