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# TO LET

MODERN INDUSTRIAL UNIT WITH HIGH EAVES AND  
AMPLE PARKING



## 5,550 sq ft

UNIT 3C QUEENS COURT, QUEENS AVENUE,  
HURDSFIELD, MACCLESFIELD

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**LOCATION**

The premises are located on Queens Avenue within close proximity to the junction with the A.523 Silk Road, which forms the main town centre bypass. Queens Avenue is situated within the Hurdsfield Industrial Estate, thought as the prime industrial estate in Macclesfield. The Silk Retail Park which is home to McDonalds, Currys and Wickes is within close proximity of the property. Astra Zeneca's Macclesfield site is also approximately 1/3 mile from the property.

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**

The premises comprises of a modern open plan industrial unit, with kitchen and WC facilities. Currently the unit entails office content at the front with all network connections etc readily available, and has a large electric roller shutter at the rear for loading and unloading. The property is heated via wall mounted electric heaters around the unit and is very secure with alarm and roller shutters covering the front door. There is ample parking at the front.

**FLOOR AREAS**

Ground Floor 5,550 sq ft

**TERMS**

The property is available way of assignment of the existing 5 year lease from 1<sup>st</sup> May 2007. The lease is full repairing and insuring and expires on 1<sup>st</sup> May 2012.

**RENT**

The current passing rent is £27,760 p.a.

**RATES**

Rateable Value £33,000  
Approximate Rates payable 2010/11 £13,662

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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Property Consultants  
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