



Members of the Royal Institution of Chartered Surveyors

TO LET

PROMINENT SELF-CONTAINED FIRST FLOOR
TOWN CENTRE OFFICES WITH PARKING



110.55m² (1,190sq.ft)

CHARLES ROE HOUSE, CHURCHILL WAY, MACCLESFIELD

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LOCATION

The property is situated on Churchill Way on the junction with the pedestrianised section of Chestergate and lies within the main Macclesfield town centre shopping area. Churchill Way forms one of the main thoroughfares through the town centre. The property also lies within 100 metres of the multi-storey car park and a third of a mile of the main bus and rail terminals. The building is also well located for access to the Silk Road (A523), which affords access to Stockport (11 miles) and Congleton (7 miles).

DESCRIPTION

The available accommodation forms the first floor of this prominent modern town centre building benefiting from a corner position. Having been finished to a high specification and mainly open plan in nature the offices boast full central heating, security alarm, good natural light and two car parking spaces.

FLOOR AREAS

110.55m² (1,190sq.ft)

TERMS

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

RENT

£11,000 per annum, exclusive.

RATES

Rateable Value - £8,400

Business Rates payable 2007/8 - £33,704.40 (approx)

Local Authority – Macclesfield Borough Council.

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 agents.

HALLAMS
Property Consultants
01625 262222
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(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.