



Members of the Royal Institution of Chartered Surveyors

TO LET

BRAND NEW OFFICE DEVELOPMENT OF HIGH QUALITY CHARACTERFUL ACCOMMODATION



2 UNITS REMAINING FROM 150 sq ft – 2,028 sq ft

**GAWSWORTH BUSINESS COURT
SHELLOW LANE
GAWSWORTH
MACCLESFIELD**

Victory House,
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LOCATION

The Business Park is located on Shellow Lane in Gawsworth which is immediately off the A536 which runs between Macclesfield and Congleton. The premises lie approximately three and a half miles from Macclesfield town centre and three miles from Congleton town centre.

DESCRIPTION

Gawsworth Business Court has been designed to combine a rural working environment with the benefits of a modern contemporary office. The development comprises a mix of traditional barn conversions, including original features, and modern purpose-built office units and has been split into six individual units offering a range of different sizes. The office accommodation is finished to a high standard, including Cat II lighting and low voltage lighting, perimeter trunking providing power networking points. Each office suite will benefit from a gas-fired central heating system. The offices will also benefit from broadband capabilities, designated spaces in the on-site overflow car park which also allows for further parking.

Three offices are now occupied with all tenants extremely happy with all aspect of occupying space a Gawsworth Business Court.

“It’s a great location and the quality of the premises is superb. Having the landlord nearby is also a benefit, since any issues (not that we’ve had many) get dealt with quickly.” (Anari Ltd. Currently occupying The Stables)

FLOOR AREAS

The Granary (LET)	1,065 sq ft	98.94 m ²
The New Barn	2,028 sq ft	188.41m ²
The Stables (LET)	1,444 sq ft	134.15m ²
The Dairy (LET)	1,808 sq ft	167.97m ²
The Hayloft (Serviced)	150 sq ft	13.94 m ²
The Rickyard (LET)	1,585 sq ft	147.25m ²

TERMS

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

RENT

Based on £12.00 per square foot
Serviced offices at £25 per sq ft all inclusive

SERVICE CHARGE

A Service Charge will be levied and charged on a quarterly basis to contribute towards general external repairs and maintenance, car park maintenance, external lighting, decorating and other associated costs. The Service Charge will be based on £1.00 per square foot and will be reviewed annually.

RATES

The units have not yet been separately assessed for Business Rates



LEGAL COSTS

Each party are 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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