

FOR SALE



RogerHannah



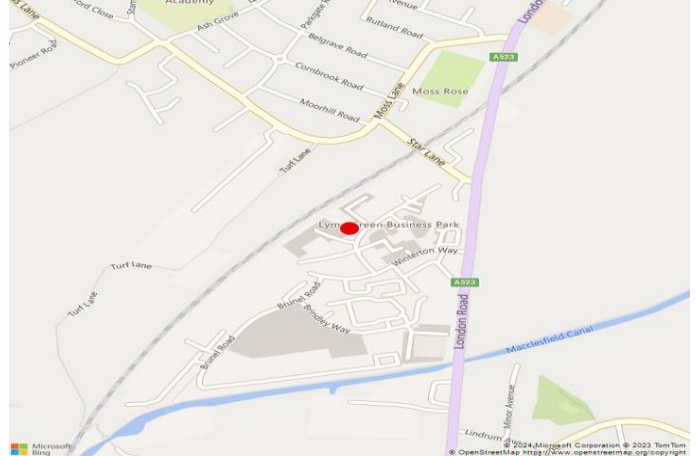
Unit 4 - Heather Close, Lyme Green Business Park, Macclesfield, Cheshire, SK11 0LR

High Quality Industrial/ Office Unit

3,220 Sq Ft (299.14 Sq M)

- Modern High Specification Unit
- Flexible Internal Layout
- Roller Shutter Access
- First Floor Offices
- Ample Staff Parking/Loading Area





Location

The property is located on the popular Lyme Green Business and Retail Park. The site is south of Macclesfield town centre and comprises a mixed use business park incorporating offices, retail, leisure and industrial. Heather Close is located directly off the main spine road of the Business Park. The Park is accessed off the main A532 road which links Macclesfield with Leek approximately 12 miles distant and the town centre Silk Road bypass approximate 2 miles distant.

Lyme Green Business Park is an established location that is home to various manufacturing, office, car dealerships and trade counter units. Occupiers include Volkswagen, Ford, Burger King and Gadus.

As well as lunchtime options such as Burger King and Home Bargains, employees can also spend their lunchtime enjoying a breath of fresh air on the nearby canal-side walk. Now and again, employees can also take advantage of a coffee van and food truck provided by Orbit, especially appreciated during colder months.

Travel Distances:

Macclesfield Town Centre 1 mile
 Macclesfield Railway Station 1 mile
 Manchester Airport 15 miles
 Manchester 16 miles

Description

The property comprises an end terrace building of steel portal frame construction, arranged over ground

and mezzanine level offering a combination of industrial and office accommodation within.

The ground floor comprises flexible workshop areas with loading access via a manually operated roller shutter loading door leading to the large shared yard/loading area. At first floor the property has been fitted out to a high standard providing office accommodation and staff kitchen/amenity areas. A boardroom is also provided. The property benefits from a 3 phase power supply. Externally, the property is situated within a fully landscaped environment providing ample staff parking and loading areas.

Accommodation

Ground Floor Workspace - 1,610 sq.ft.
 First Floor Offices - 1,610 sq.ft.

TOTAL 3,220 sq.ft.

Purchase Price

£375,000 exclusive of VAT and Stamp Duty.

Car Parking

There are 8 car parking spaces available.

Business Rates

The current Rateable Value of the property is £15,750 providing a rates liability of £7,859.25 per annum.

EPC

Available on request.

Legal Costs

Each Party will bear their own legal costs.

Tenure

The property is held on a long lease for a term of 125 years from 20 December 1991 at a peppercorn rent. There are therefore 92 years remaining.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

09 February 2024

