

TO LET



Unit 4 Maple Court, Davenport Street, Macclesfield, Cheshire, SK10 1JE

**Self-Contained Office Building
with On-Site Parking
1,508 Sq Ft (140.10 Sq M)**

- Self-Contained
- Close Proximity to Macclesfield Train Station
- Secure On-Site Parking
- Established Office Estate Location



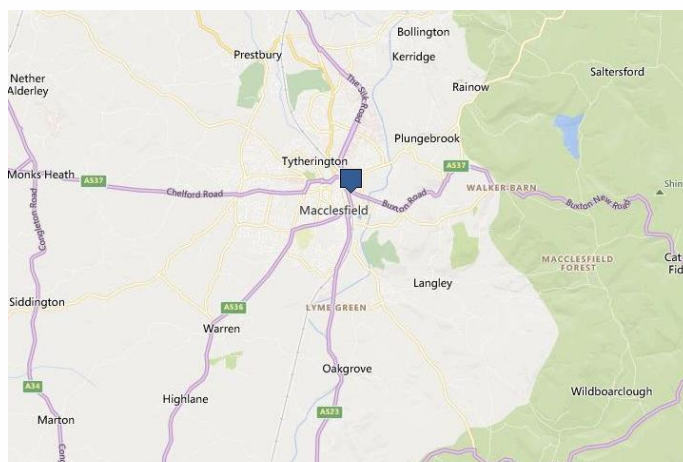
First Floor Office with Kitchenette Area



Ground Floor Office



Ground Floor Office/Storage



Location

Maple Court is situated on the easterly edge of Macclesfield Town Centre, off Davenport Street which runs parallel to the Silk Road (A523). This offers excellent accessibility in a central location with great transport links, with Macclesfield train station just a 5-minute walk away. An Ideal location by car also, including the M60 and M56, both just 12 miles away. The SEMMMS road linking Manchester Airport to the A6 and Poynton Bypass, have significantly reduced journey times to the M56.

Description

Maple Court is a gated office development comprising four self-contained office units, each offering dedicated onsite parking. Unit 4 is a two-storey office with classic brick elevation beneath a pitched tiled roof. The interior offers a well-presented, open plan layout across both floors. WC facilities are available on both levels, and a kitchenette is located on the first floor. Internal features include suspended ceilings with integrated CAT II lighting, perimeter electric trunking, partial air-conditioning, wall mounted gas radiators, carpeted floors, plus an intercom door entry system to provide added security and convenience. Externally, the office includes approximately six designated parking spaces. Mains services include Electricity, Gas, Water and Drainage.

Accommodation

The accommodation comprises the following areas:

| | |
|--------------|--------------------------------|
| Ground Floor | 754 Sqft / 70.05 Sqm |
| First Floor | 754 Sqft / 70.05 Sqm |
| Total | 1,508 Sqft / 140.10 Sqm |

EPC

Rated D. A copy of the certificate is available upon request.

Asking Rent

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rental of £21,000 per annum plus VAT.

Service Charge

The current Service Charge payable by the Tenant is £3,367.99 per annum plus VAT. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £239.94 per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 20/11/2025, at which point the new premium will be apportioned to Tenants.

Business Rates

Rateable Value 2023: £14,000.

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

Legal Costs

Each party are responsible for their own costs.

VAT

VAT is applicable on this property.

Viewing & Further Information

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

Roger Hannah

Agent: Robyn Egan

E: robynegan@roger-hannah.co.uk

T: 0161 429 1674