

Industrial Unit - To Let

734.9 sq m (7,910 sq ft)



INDUSTRIAL

Unit 2

Hurdsfield Industrial Estate

Snape Road

Macclesfield

SK10 2NZ



LOCATION

Snape Road is within Hurdsfield Industrial Estate which is a well established commercial location in Macclesfield.

The estate is situated approximately 1 km to the East of Macclesfield town centre with good access to the A523 Silk Road dual carriageway. Consequently, there are good communications to the surrounding area and Junction 11 of the M60 Orbital Motorway is approximately 16 km to the North.

DESCRIPTION

The property is a single storey detached unit of portal frame construction with ground and first floor offices to the front. The property benefits from the following features:-

- Lined corrugated asbestos roof
- Part brick and part metal clad elevations
- Fluorescent lighting throughout
- Gas fired central heating
- Security grilles to all ground floor windows
- Partitioned offices with suspended acoustic tiled ceilings
- We have not tested whether the services are in working order

ACCOMMODATION

We have calculated the following areas on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition). All areas are approximate.

Description	SQ MS	SQ FT
Warehouse	515.3	5,546
Ground Floor Offices	109.8	1,182
First Floor Offices	109.8	1,182
Total GIA	734.9	7,910

www.ps2property.co.uk

VIEWING

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Misrepresentation Act 1967 and Property Misdescriptions Act 1991
See important notice overhead

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AVAILABILITY

The property is available by way of flexible lease terms.

RENT

The passing rent is £46,500 per annum. The property is held on a 10 year Full Repairing and Insuring Lease expiring 28/11/2011. The lease is subject to a 5 year rent review pattern.

PLANNING

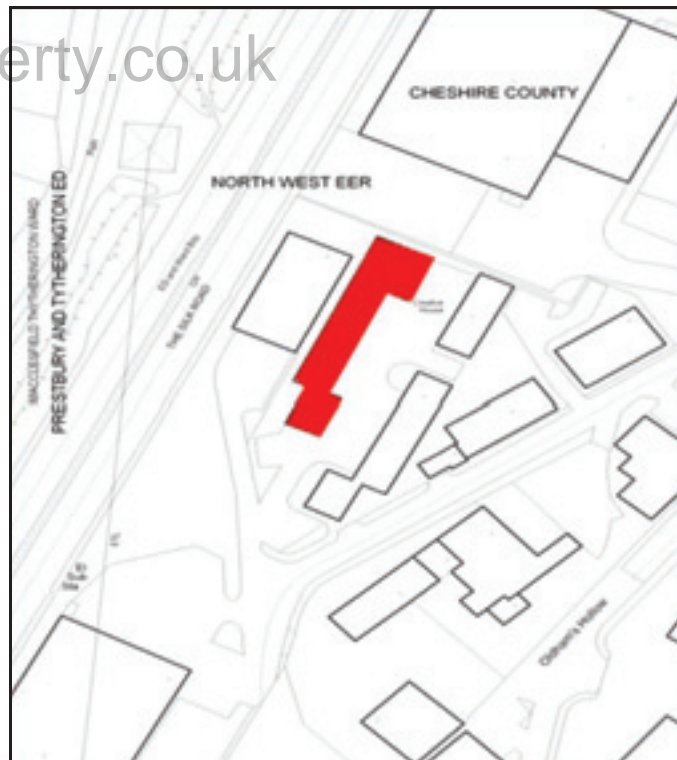
We understand the property has the benefit of an existing use consent for B2 / B8 uses under the Use Classes Order. Enquirers should satisfy themselves that the unit has the necessary consent for their proposed use.

RATING ASSESSMENT

Under the 2005 Rating List the property has a Rateable Value of £38,500

VAT

All prices and outgoings are exclusive of but may be liable to VAT.



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991
Cushman & Wakefield LLP (and their joint agents if appointed) for themselves and for vendors or lessors of this property whose agents they are, give notice that:

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