

Merchant Exchange

Castle House, Waters Green, Macclesfield, SK11 6JX



“A short walk from Macclesfield railway station and the towns main shopping area.”

TO LET
OPEN PLAN MODERN OFFICES
768 - 1,734 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

The property is located in Macclesfield Town Centre. The property benefits from the central location as well as being a short distance from the main thoroughfare in and out of Macclesfield. The building is located a short walk from the train station and local amenities.

SPECIFICATION

- Fully DDA compliant
- 8 person passenger lift
- PIR sensor lighting
- 3 compartment trunking
- LG7 compliant lighting
- Fully carpeted
- Kitchen facilities
- 24/7 access

AVAILABILITY

- 1st Floor Suite 2: 1,492 sq ft
- 2nd Floor: 997 sq ft
- 2nd Floor: 768 sq ft
- 4th Floor: 1,734 sq ft

ALL INCLUSIVE RENTAL

£20 per sq ft

****ALL INCLUSIVE RENTAL**

- Rent
- Insurance
- Gas
- Electricity
- Water
- Service & Estate charge

NB: Your only costs are internet/ phones and rates

LEGAL COSTS

Both parties will be responsible for their own legal costs.

LEASE

The property is available on a new effective FR&I lease for a term of years to be negotiated.

VAT

All prices and outgoings are liable for VAT.

EPC

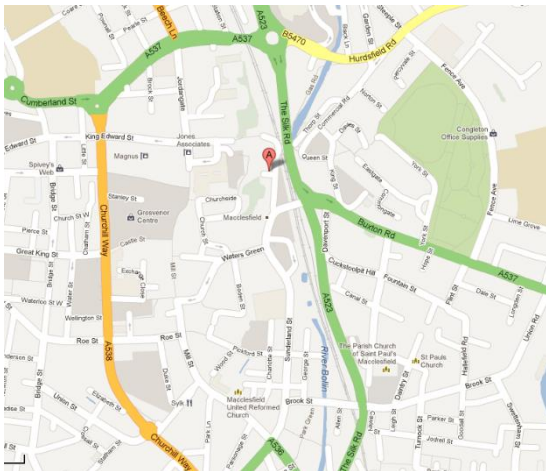
An EPC is available on request.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at sg@willsill.co.uk



**Subject to contract
October 2020**



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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