



## Suite 1

Bailey Court, Green Street, Macclesfield, SK10 1JQ

### **SELF CONTAINED OFFICE PREMISES WITH PARKING**

**907 to 2,040 sq ft**  
(84.26 to 189.52 sq m)

- Own Front Door
- Self Contained
- Parking
- Close to Amenities
- Short Walk to Train Station

# Suite 1, Bailey Court, Green Street, Macclesfield, SK10 1JQ

## Summary

Available Size	907 to 2,040 sq ft
Rent	£2,000 per month
Rates Payable	£7,684.60 per annum
Rateable Value	£15,400
Service Charge	£0.90 per sq ft
Car Parking	9 spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The property comprises of a self contained two storey office accommodation, in an attractive converted former mill building. The space provides a great opportunity for a business to benefit from a self-contained office premises with great views across Macclesfield with 9 parking spaces.

## Location

The property is located in Macclesfield Town Centre and benefits from a central location as well as being a short distance from the A523, the main thoroughfare in and out of Macclesfield. The A523 connects Macclesfield to nearby towns including Congleton & Stockport. Junction 18 of the M6 Motorway is also within a 30 minute drive of the property. Bailey Court is a short walk from the town's main shopping area which has a wide range of retailers, bars and restaurants. Macclesfield railway station, immediately opposite the building, is on the Manchester to London line with trains running from Macclesfield to London, approximately every 30 minutes. The station is also well connected to Cheshire and the wider region, with regular services to Stockport, Congleton, Stoke-On-Trent and other neighbouring towns.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	907	84.26	Available
1st	1,133	105.26	Available
<b>Total</b>	<b>2,040</b>	<b>189.52</b>	

## Viewings

Viewings are strictly by appointment with the sole leasing agent, Hallams Property Consultants, please call 01625 262222 to arrange a viewing.

## Terms

The premises are available by way of a new Effective Full Repairing and Insuring lease for a term of years to be negotiated.

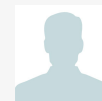


## Viewing & Further Information



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