



## The Motorworks

Chestergate, Macclesfield, SK11 6DU

**Only Two Suites Remaining,  
Prime Office Building with  
Parking, with an abundance  
of amenity on the doorstep.**

**184 to 1,610 sq ft**  
(17.09 to 149.57 sq m)

- Flexible leases on 'All Inclusive' rent
- In the heart of Macclesfield's food and beverage quarter
- An abundance of amenity on the doorstep
- Inclusive car parking
- Passenger Lift

# The Motorworks, Chestergate, Macclesfield, SK11 6DU

## Summary

<b>Available Size</b>	184 to 1,610 sq ft
<b>Rent</b>	£1,100 - £2,250 per month Inclusive of service charge, utilities, property insurance, communal cleaning and external property maintenance but exclusive of business rates.
<b>EPC Rating</b>	Upon Enquiry

## Description

Situated in the heart of Macclesfield's food and beverage quarter, The Motorworks provides a unique flexible workspace solution for Macclesfield town centre surrounded by an abundance of high-quality amenity, making it the ideal location to attract and retain staff due to the high quality working environment.

The Motorworks, offers a unique concept for the Town centre with flexible workspace for business from 1 person to over 100 people.

The available workspace is arranged over the ground, first and second floors, with the third floor providing a communal hub with break out space and meeting rooms.

With flexible leases available from as little as 6 months, The Motorworks provides the perfect solution for your business to grow and evolve in a vibrant and collaborative environment. The building has an extensive car park allowing all offices to come with their own dedicated parking at an excellent ratio of 1:268 included within the rent.

The building is accessed via a impressive and welcoming reception area via a door entry system for each individual office, allowing occupiers to control their own environment and visitors.

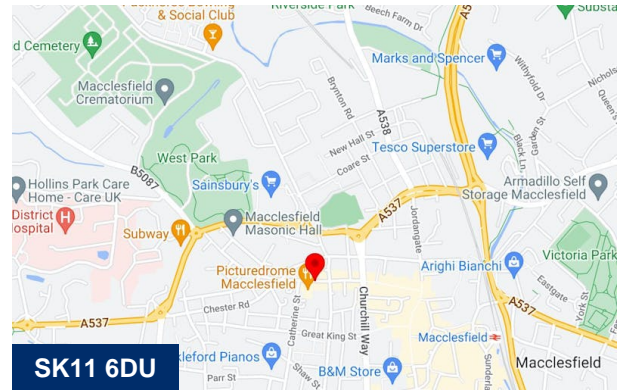
Rents are inclusive of service charge, utilities, property insurance, communal cleaning and external property maintenance but exclusive of business rates.

## Location

The Motorworks is located on Chestergate, Macclesfield, less than a 5-minute walk from the main pedestrianised retail area of Macclesfield. The building is located adjacent to the Picturedrome Food Hall destination which has already attracted several new food and beverage operators and retailers to the location. Macclesfield Railway and Bus Stations are approximately 10-minute walk from The Motorworks. Additional car parking is only a two minute walk from the Motorworks at the Whalley Hayes car park.

Macclesfield is uniquely situated between the Peak District & the Cheshire Plain, enjoying breath-taking countryside, rivers, canals, reservoirs, and woodland. With the benefit of a West Coast Mainline Railway Station making Macclesfield very easily accessible from Manchester (22 mins) and London (1:41 mins) Macclesfield is also well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been further improved with the opening of the SEMMMS road which links Manchester Airport and the A6.

This connectivity been improved further with the opening of the Poynton bypass which opened in early 2023. The bypass has reduced the journey time to Manchester Airport and the M56 even further.



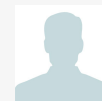
## Viewing & Further Information



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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground - Ground	388	Let
Ground - Hillman	530	Available
Ground - TVR	151	Let
Ground - Vauxhall	256	Let
Ground - Aston	1,080	Available
Ground - Bentley	301	Let
1st - Bedford	189	Let
1st - Lagonda	1,064	Let
1st - Mini	184	Let
1st - Rolls-Royce	1,064	Let
1st - Lotus	477	Let
2nd - Talbot	201	Let
2nd - Austin	205	Let
2nd - Jenson	297	Let
2nd - Morris	235	Let
2nd - Land Rover	1,000	Let
2nd - Range Rover	1,000	Let
2nd - Jaguar	1,061	Let
<b>Total</b>	<b>9,683</b>	

## Viewings

Strictly by appointment with sole agents, Hallams Property Consultants

## Terms

The suites are available on flexible lease terms.