



TO LET / FOR SALE
NEW BUILD MIXED USE
BUSINESS PARK

A DEVELOPMENT BY:



ENTER

HOME

LOCATION

SITUATION

AERIAL

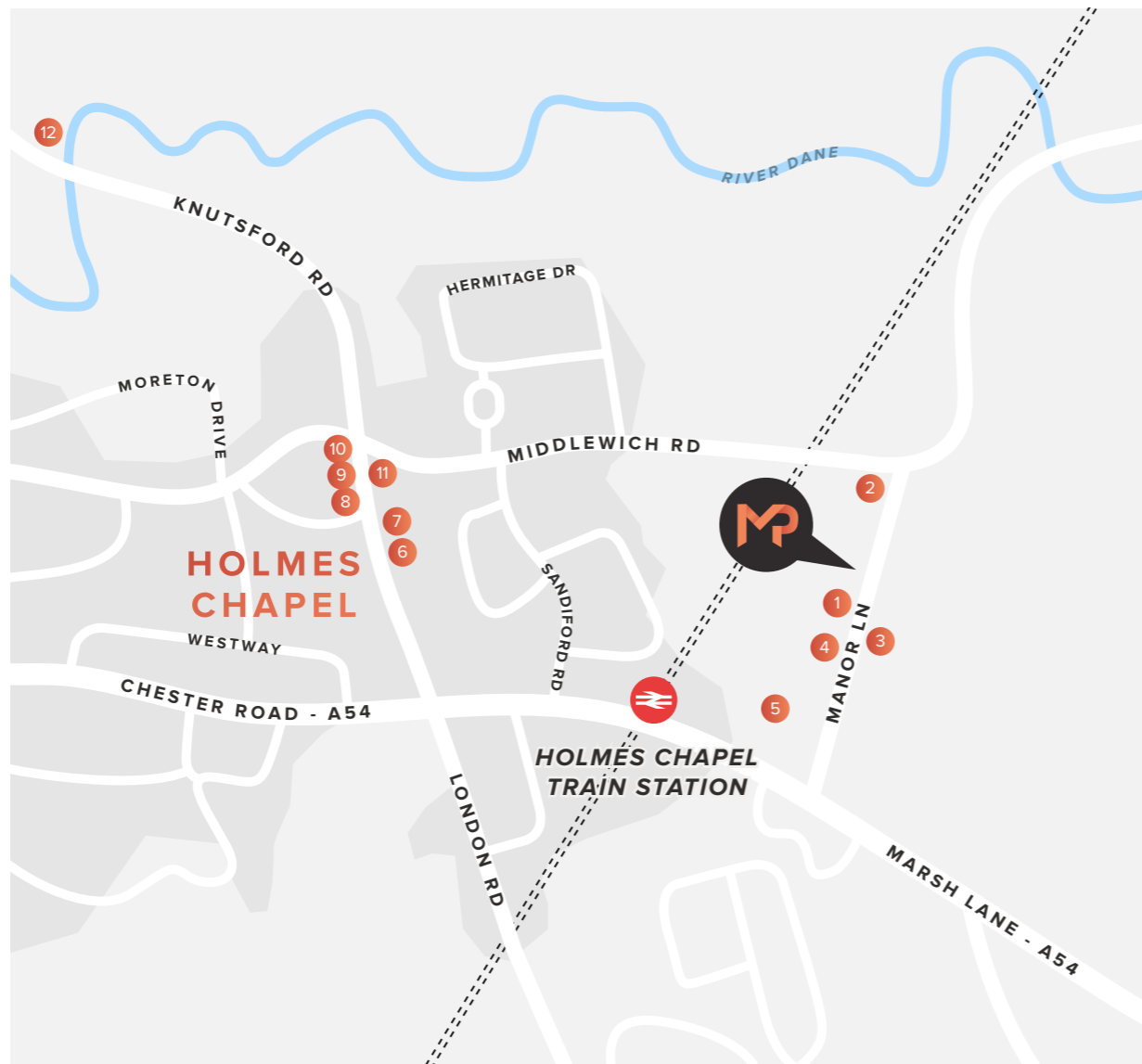
DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFO

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PROMINENTLY SITUATED

The development is situated on Manor Lane next to the Aldi Supermarket on the East side of the town centre, only 1 mile from J18 M6. The area is a mixture of residential and commercial uses and is only a short walk to the many local amenities.

- Adjacent to Aldi one of the UK's fastest growing supermarket chains drawing a large volume of retail customers.
- Within a short walk of the town centre
- Holmes Chapel is a growing service centre for the affluent Cheshire East area.
- Holmes Chapel is a rapidly growing town with 800 new houses consented, in construction or recently completed.
- Holmes Chapel benefits from 13,000 vehicle movements per day.

LOCAL AMENITIES

- | | |
|------------------------------------|-----------------------------------|
| 1 Aldi | 7 The Old Red Lion Public House |
| 2 Cheshire Pet Veterinary Practice | 8 Co-op |
| 3 Busy Bees Nursery | 9 Sainsbury's |
| 4 Holmes Chapel Business Park | 10 Costa Coffee |
| 5 JWC Health & Fitness | 11 Barclays Bank |
| 6 Post Office | 12 The Vicarage Freehouse & Rooms |





[HOME](#)

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[SITUATION](#)

[AERIAL](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[GALLERY](#)

[FURTHER INFO](#)

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To Junction 18 M6

Holmes Chapel Town Centre

A54 Chester Road

Holmes Chapel Train Station

A535 Macclesfield Rd

Holmes Chapel Business Park

Manor Lane



INTELLIGENTLY BUILT...

The development is to be built on a speculative basis and will provide a range of accommodation suitable for a variety of uses including:



TRADE COUNTER



STORAGE & DISTRIBUTION



LIGHT INDUSTRIAL



RETAIL



LEISURE



MEDICAL



OFFICE



E-TAIL

... WITH A MODERN SPECIFICATION

It is proposed that the units will benefit from the following specification:

- Steel portal frame
- Minimum height of 6m to eaves
- Dedicated loading and car parking areas
- Mezzanine floors
- 3 phase power supply
- High quality mixed use business park environment.



LOGICALLY POSITIONED

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ACCOMMODATION

Unit sizes below show the total size of each individual building available, units can be split ranging from 2,000 sq ft upwards to suit requirements.

Block A	Sq Ft	Sq M
Total	24,090	2,238
Block B	Sq Ft	Sq M
Total	15,446	1,435
Block C	Sq Ft	Sq M
Total	25,371	2,357
Block D	Sq Ft	Sq M
Total	8,557	795
Block E	Sq Ft	Sq M
Total	4,338	403
Block F	Sq Ft	Sq M
Total	5,285	491
Block G	Sq Ft	Sq M
Total	6,049	562

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AERIAL

DESCRIPTION

ACCOMMODATION

GALLERY

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[HOME](#)

[LOCATION](#)

[SITUATION](#)

[AERIAL](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[GALLERY](#)

[FURTHER INFO](#)

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EASILY ACQUIRED...

PLANNING

The scheme will be suitable for a variety of uses subject to planning including B1,B2,B8,D1,D2.

TERMS

The majority of the accommodation will be available on a leasehold basis on terms to be agreed. Some units may potentially be made available to purchase on a long leasehold basis.

RENT / PRICES

On application.

TIMING

It is anticipated that construction will commence in early 2019 with a build period of up to 12 months.

FURTHER INFORMATION

For further information please contact the joint agents, Williams Sillitoe or Savills:

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Jonathan Atherton
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A development by:



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AERIAL

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GALLERY

FURTHER INFO

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