

TO LET

50.7 sq m (546 sq ft)



FIRST AND SECOND FLOOR OFFICES

**7B ROE STREET
MACCLESFIELD
SK11 6UT**

Location: The property is situated in a convenient and accessible position on Roe Street within close proximity to Macclesfield town centre. The location benefits from a range of nearby amenities including retail, banking and food outlets. Of particular note is the very close proximity of a substantial public car park providing excellent parking provision for staff and visitors.

Macclesfield is a well established market town in Cheshire with a strong and diverse business base. The town supports a mix of professional services, light industry and retail occupiers and benefits from good transport links including rail connections to Manchester and London. The local workforce is skilled and varied with a solid representation in professional, technical and administrative sectors making the area attractive for small to medium sized enterprises.

7B Roe Street, Macclesfield

Description: The property comprises a suite of offices arranged over first and second floors within a traditional constructed building of brick elevations beneath a pitched slate roof. The accommodation benefits from gas fired central heating via radiators.

Accommodation:

First Floor – Open plan office area together with a separate kitchen.

Second Floor – Two individual office rooms and WC facilities.

Net internal area: 50.7 sq m (546 sq ft)

Rent: £700 per calendar month

Lease Terms: The property is available by way of a new lease for a term to be negotiated.

Legal and Compliance: Prospective tenants will be required to provide appropriate identity and reference documentation in order to comply with current anti money laundering and regulatory requirements.

EPC: A copy of the Energy Performance Certificate can be made available on request.

Costs:

1. All figures quoted are exclusive of but may be liable to VAT.
2. The ingoing tenant to be responsible for all landlords' reasonable legal costs incurred in connection with the preparation of the lease.

Viewing: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.