



MW

MOTTRAMWAY

Hurdsfield Trading Estate, Macclesfield SK10 2DH

Nearby Occupiers Include:

SCREWFIX

CTD
ceramic tile distributors

EDMUNDSON
ELECTRICAL

TOOLSTATION

Graham
The Plumbers' Merchant

Dulux

JEWSON

Denmans
REXEL GROUP

CROWN
DECORATING CENTRES

TO LET

MACCLESFIELD'S PREMIER TRADE COUNTER LOCATION

LOCATED OFF A523 SILK ROAD

5,935 - 17,298 SQ FT

ENTER 

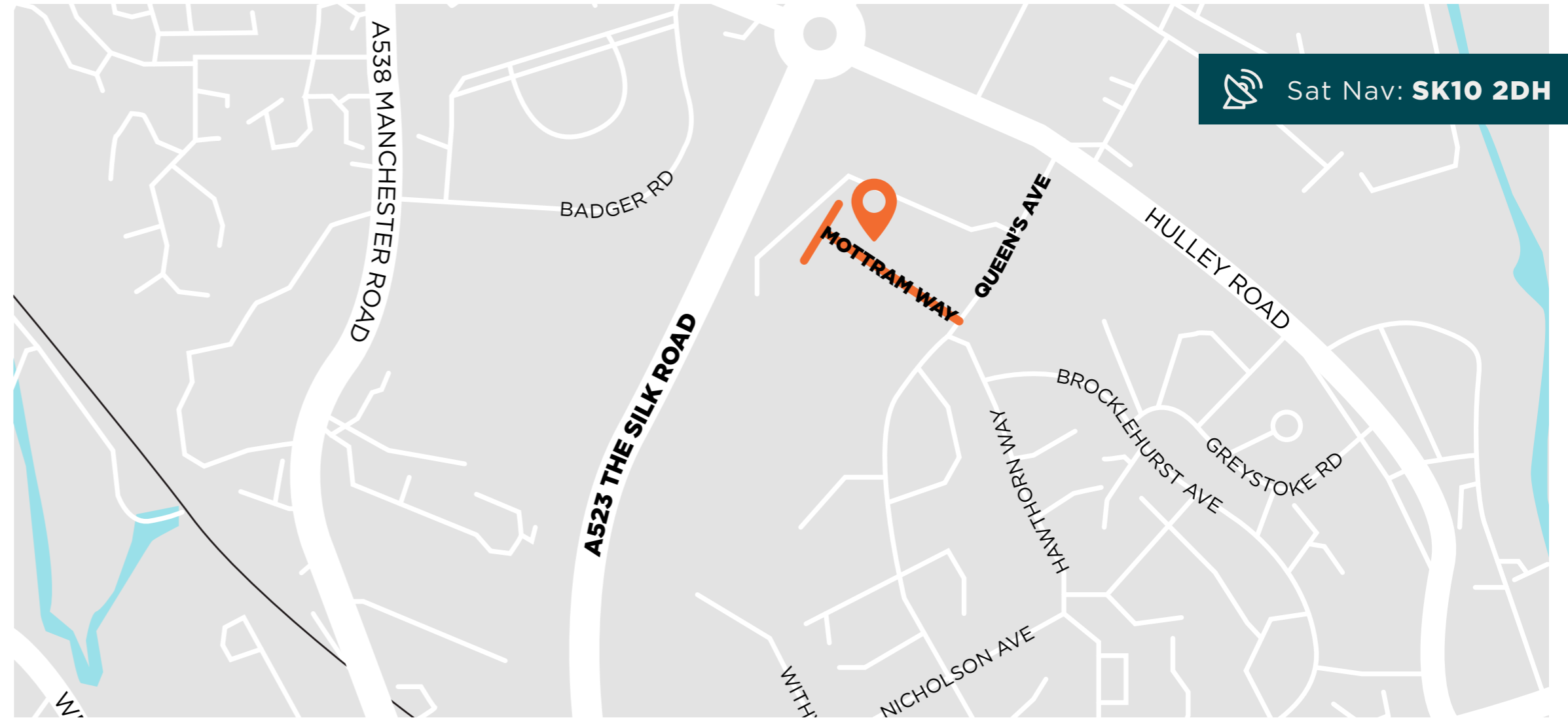


LOCATION

Mottram Way is situated approximately 1 mile north east of Macclesfield town centre and can be accessed directly off the A523, the main arterial route linking Macclesfield and Stockport and is home to an abundance of national and local trade counter occupiers including Screwfix, Edmundson Electrical, Crown Decorator Centre, Denmans, Grahams & CDT Tiles plus many others.

Junction 17 of the M6 Motorway is linked via the A537 providing onwards access to the regional and national motorway network.

Manchester International Airport is located within 10 miles.



ONE OF SOUTH CHESHIRE'S MOST ESTABLISHED INDUSTRIAL / COMMERCIAL AREAS





DESCRIPTION

The estate provides a range of modern accommodation that has very recently undergone a comprehensive programme of refurbishment to a high standard. **The units benefit from the following features as a standard:**



Steel portal frame (single span)



Electrically operated roller shutter access doors



New WC's



High quality, integral office accommodation



New windows/ glazing



Designated Parking, loading and turning areas



All mains services



LOCATION

DESCRIPTION

AERIAL

ACCOMMODATION

UNIT 4A

UNIT 7/8

FURTHER INFO



- 1 CDT TILE SHOWROOM
- 2 GRAHAMS PLUMBERS MERCHANTS
- 3 DENHAMS ELECTRICAL
- 4 DULUX DECORATOR CENTRE
- 5 BRANDON HIRE
- 6 KAT UK
- 7 JEWSON BUILDERS MERCHANT/
GRAHAMS PLUMBERS MERCHANTS
- 8 JEWSON BUILDERS MERCHANT
- 9 EDMUNDSON ELECTRICAL
- 10 BOOKERS WHOLESALE
- 11 CLIFTON TRADE BATHROOMS
- 12 TOOL STATION



ACCOMMODATION

The available units have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offer the following floor areas.



**A RANGE OF MODERN
TRADE COUNTER
/ INDUSTRIAL
WAREHOUSE UNITS**

	SQ FT	SQ M
UNIT 4A	6,804	632.1
UNIT 7	5,935	551.3
UNIT 8	11,363	1,081.0

Units 7 & 8 are available individually or can be combined to offer a floor area of **17,298 Sq Ft (1,607.1 Sq M)**.





UNIT 4A

Unit 4a has been refurbished to a high standard and is available immediately.

The available unit is located on Mottram Way, accessed via Queens Avenue.

Nearby occupiers include Screw Fix, Toolstation, Jewson, Brandon Hire, Dulux, Edmundson Electrical, Clifton Trade Bathroom, Bookers and more.

The premises comprise a semi-detached steel portal framed unit and benefit from the following specification;

- **Steel portal frame construction**
- **Profile metal clad roof**
- **Roller shutter door access**
- **High Quality office accommodation**
- **Ability to create customer trade counter**
- **Staff & customer parking to side and rear**
- **All mains services**



Floor Area:

The available units have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offer the following floor areas.

	SQ FT	SQ M
UNIT 4A	6,804	632.1



Floor Areas:

The available units have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offer the following floor areas.

	SQ FT	SQ M
UNIT 7	5,935	551.3
UNIT 8	11,363	1,081.0



UNIT 7 & 8

Unit 7 & 8 have been fully refurbished to a high standard and are available immediately as individual units or combined.

The available units are on Mottram Way, accessed via Queens Avenue.

Nearby occupiers include Screw Fix, Toolstation, Jewson, Brandon Hire, Dulux, Edmundson Electrical, Clifton Trade Bathroom, Bookers and more.

The premises comprise a semi-detached steel portal framed unit and benefit from the following specification;

UNIT 7

- **Steel portal frame construction**
- **Profile metal clad roof**
- **Roller shutter door access**
- **Large, fenced yard area**
- **Generous eaves height**
- **All mains services**

UNIT 8

- **Steel portal frame construction**
- **Profile metal clad roof**
- **2 no. roller shutter doors**
- **Large, fenced yard area & separate parking**
- **High quality office accommodation & amenity block**
- **Generous eaves height**
- **All mains services**

The units can be taken as a combined unit to offer a self contained, secure yard.



TERMS

Individual units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RATES

We understand that the available units have the current rateable values.

4a: £32,750 7: £29,750 8: 53,000

Please note this does not constitute the rates payable. For more information contact Cheshire East Business Rates Department or the letting agents.

QUOTING RENTS:

4a: £54,100 per annum

7: £41,250 per annum

8: £76,700 per annum

SERVICE CHARGE

There is zero service charge levy for this estate.

VAT

VAT will be payable on all outgoing at the prevailing rate.



FURTHER INFORMATION

Please contact either of the retained letting agents via the details below:



Mark Sillitoe
ms@willsill.co.uk
07970 072 128



Chris Stubbs
chris@greenhamcommercial.co.uk
07768 990 098

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