

TO LET

781 sq ft



FLEXIBLE COMMERCIAL BUSINESS UNIT

UNIT 2 THE GREEN BUSINESS & LEISURE HUB GREEN STREET MACCLESFIELD SK10 1JN

Location: The Green Business Hub is located on Green Street, Macclesfield, providing a convenient position close to the town centre. The property benefits from good access to the local and regional road network, the A523 providing access around Macclesfield and the wider Cheshire area, while the A537 connects the town towards Buxton and the Peak District. The A34 is readily accessible providing a strategic north south route towards Manchester and the wider region. There is also a convenience store about 80 meters away.

Description: A well presented 781 sq ft flexible commercial business unit. The unit has previously been used as a dance school. It is well maintained and provides a good height storage/working area suitable for a variety of businesses and Class E commercial used. There is also a small office and the unit has its own loading bay door. WC and kitchen facilities are accessed from a shared internal corridor.

Unit 2, The Green Business & Leisure Hub, Macclesfield

Key Features:

- **Rent - £894 per calendar month exclusive**
- **Flexible open plan accommodation**
- **Small office area**
- **Loading bay door providing direct access to the exterior**
- **Additional access via the shared internal corridor**
- **WC and kitchen facilities located adjacent to the unit within the shared corridor**
- **Well presented throughout**
- **Rateable Value - £4,600**
- **Small Business Rate Relief**

Rent: £895 per calendar month. There is no VAT or service charge but a small contribution towards buildings insurance. Further information and full letting terms are available on request.

Business Rates: The premises have a Rateable Value of £4,600 and the premises could benefit from small Business Rate Relief.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

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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.