

Macclesfield

Pickford Mill, SK11

LOW COST Town Centre located Character Office/ Studio. Suitable for a variety of other uses such as educational, medical and Class E



Summary

Demise 1 Floor

Size 987 to 2,000 sq ft (91.70 to 185.81 sq m)

Rent £12,000 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	987 to 2,000 sq ft
Rent	£12,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- Rent Free to Qualifying Occupiers
- Short Flexible Terms Available
- First Floor Office/Studios
- Low Occupational Costs
- Suitable for Office/Studio & E Class
- Open Plan Character Space
- Town Centre Location
- Prominently Located
- Within 0.2 miles of the Train Station

Description

Character Office/Studios from 987 sqft. The property which can be summarised as follows:

- Traditional Construction with full height brick elevations all under a pitched tiled roof
- 2 x Separate Largely Open plan studio/office suites. Available separately or combined
- Operating as a multi tenanted building with a mix of retail, office and studio occupier
- Town Centre Located within very close proximity to Macclesfield Bus and Train Stations
- Recently fully redecorated externally
- Carpet & Laminate floor coverings, Recessed LED Lighting and Double Glazed
- Communal areas including passenger lift and fully fitted kitchen and toilet facilities

Location

Pickford Mill is an extremely prominent Mill located in the heart of Macclesfield town centre with direct frontage onto Pickford Street and Sunderland Street.

- M60 - 12 miles
- M56 - 12 miles
- Manchester Airport - 12 miles
- Train Station - 0.2 miles

Local occupiers include Cohens Chemist, Macclesfield Super Surgery, Peak Cyclesport, Everlast Fitness and Rumba.

Terms

On a leasehold basis with terms to be agreed.

Services

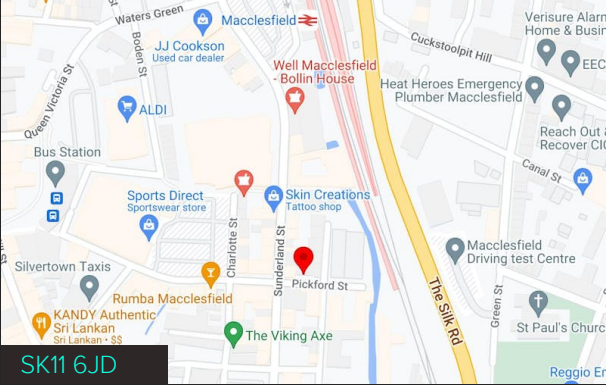
All mains services available to the property. Electricity, water, gas and drainage.

EPC

Available on request.

Accommodation

- First Floor Suite 1 - 987 sqft
- Second Floor Suite - 1013 sqft
- Combined - 2000 sqft



Viewing & Further Information



Michael Blackshaw
0161 850 1111 | 07792201467
mb@mbre.space

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/01/2025

Rent

Rents from - £12,000 p.a.

VAT

All figures are quoted exclusive of but maybe subject to VAT.



