

Macclesfield

Suite 6, Bailey Court, SK1

To Let: 1,374 Sq.ft Open plan, self contained office with parking for 5 vehicles



Summary

Demise 1 Floor

Size 1,374 sq ft (127.65 sq m)

Rent £1,400 per month

Service Charge The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

Rates Payable £3.90 per sq ft

Viewing strictly by prior appointment with MBRE

Summary

Available Size	1,374 sq ft
Rent	£1,400 per month
Rates Payable	£3.90 per sq ft
Rateable Value	£10,750
Service Charge	The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	Upon enquiry

Key Features

- Open plan office with 5 parking spaces
- Third floor office with private kitchen/toilets
- Main open plan office plus private office
- Full passenger lift access & central stairwell
- Low RV: £10,750 - 100% SBRR - Nil rates
- Less than 200m to Macclesfield train station
- Main office: 875 Sq.ft/Private office: 290 Sq.ft
- Heating / lighting / natural light throughout

Description

The property provides open plan and private office accommodation on the third floor of a converted former mill building. The office benefits from a private kitchen plus male and female toilets. The property is accessed off the private car park via ground floor main entrance with access to the third floor via central stairwell and passenger lift.

Suite 6: 1,374 Sq.ft / 127.65 Sq.m overall.

Car parking is demised with Suite 6 benefiting from 5 private car parking spaces.

Location

The property is located in Macclesfield town centre close to a wide range of retailers, bars and restaurants and is a short drive to the A523.

- Stockport: 13 miles.
- Manchester: 20 miles.
- Congleton: 8 miles.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

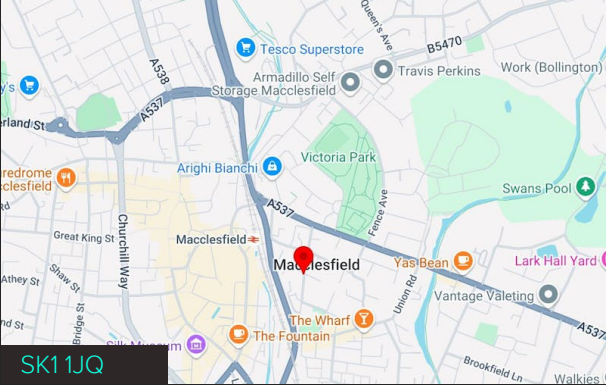
Rateable value

Rateable value: £10,750.
Small Business Rates Multiplier 2024/25: 49.9p.
Interested parties are advised to make their own enquiries with MBC - 01625 500 500.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

Service Charge



Viewing & Further Information



Andy Thornton
0161 850 1111 | 07949 119 951
andy@mbre.space

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Details available from MBRE.

Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.