



Suite 6

Bailey Court
Green Street
Macclesfield, SK10 1JQ

**1,374
SQ.FT**

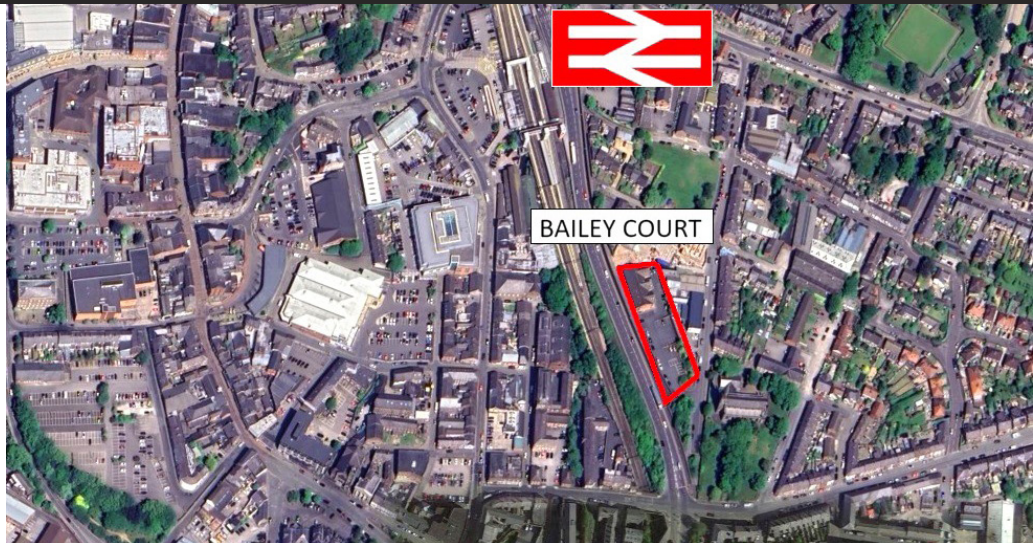


- Open plan office with 5 parking spaces
- Third floor office with private kitchen/toilets
- Main open plan office plus private office
- Full passenger lift access & central stairwell
- Low RV: £10,750 - 100% SBRR - Nil rates
- Less than 200m to Macclesfield train station
- Main office: 875 Sq.ft/Private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

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.



Description/Accommodation

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.

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.

Terms

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

Rent

£16,800 per annum exclusive.

£1,400 per calendar month.

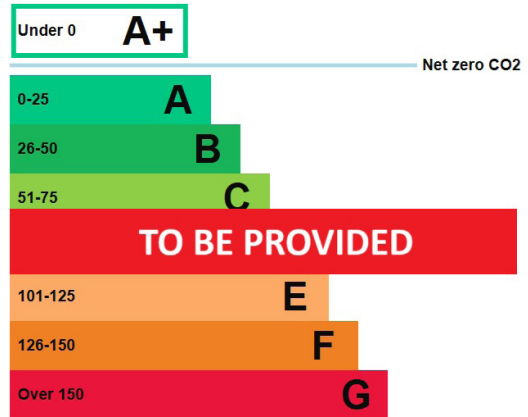
VAT

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

Service Charge

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

EPC Rating



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.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. APRIL 2025.