

FOR SALE / TO LET

SELF-CONTAINED INDUSTRIAL SITE WITH BUILDINGS AND LARGE YARD AREA

WITHYFOLD DRIVE, MACCLESFIELD, CHESHIRE, SK10 2BD



*Approximate site area shown

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LOCATION

The site is situated off Withyfold Drive in Macclesfield, in close proximity to the town centre and adjacent to the A523 Silk Road. The proposed Barracks Mill retail development is located adjacent to the site.

Macclesfield is approximately 20 miles south of Manchester and 22 miles north of Stoke-on-Trent.

Manchester Airport is 12 miles distant to the north west whilst Macclesfield Railway Station is approximately 1 mile distant.

DESCRIPTION

The site is of regular shape, being securely fenced and gated comprising office accommodation, a workshop, temporary warehouse and a large yard area. The two-storey office accommodation is of brick construction beneath a flat roof surface and internally comprises a series of large open plan rooms, WCs and a kitchen with stores to the rear. The workshop is of steel portal frame construction with roller shutter door access off two elevations and a small office.

The site benefits from large yard areas with the total site area extending to approximately 2.07 acres.

Accommodation	SQ M	SQ FT
Workshop	280.64	3,021
Offices and Stores	404.25	5,918
Total	684.89	8,939
Temporary Warehouse	383.13	4,124

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TENURE

The property is available for sale or to let.

PRICE

£850,000.

RENT

£65,000 per annum.

EPC

Pending.

RATING ASSESSMENT

The property has a rateable value of £37,000. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

SERVICES

All main services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.



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VAT

All prices are quoted exclusive of VAT which may be payable.

CONTACT

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