



Unit 3B Crown Centre
Shaw Street, Macclesfield, SK11 6QS

**TO LET - 1600 sq ft SELF-
CONTAINED
INDUSTRIAL/STORAGE UNIT**

1,625 sq ft
(150.97 sq m)

- Prominent Industrial Estate
- Self Contained
- Secure Site
- Warehouse
- Designated Parking

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Summary

Available Size	1,625 sq ft
Rent	£13,000 per annum Inclusive of service charge and building insurance.
Rateable Value	£10,750 based on 2023 valuation
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The premises comprise of a mid-terraced single storey steel portal framed unit, having steel profiled clad elevation beneath a pitched insulated roof. Internally, the unit offers a predominantly open layout, allowing for flexible usage and easy customization to meet specific operational needs. The unit also has a reception and changing rooms partitioned in the space. To the rear of the premises there is a WC, contributing to a functional workspace.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,625	150.97	Available
Total	1,625	150.97	

Location

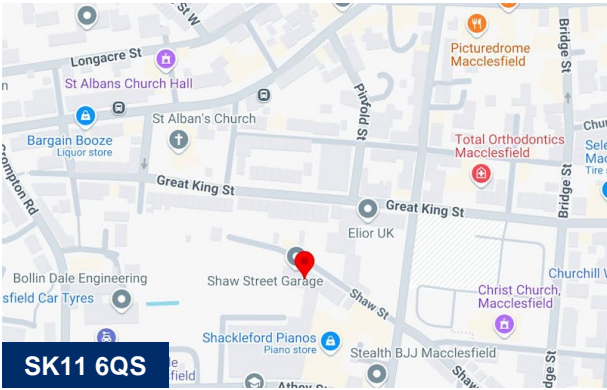
Unit 3B Crown Centre is located in Macclesfield, a historic market town in Cheshire known for its rich industrial heritage. The unit is conveniently accessible via the A523 and A536, allowing for straightforward connections to the M6 and M62 motorways, which facilitates regional and national distribution. Nearby, Macclesfield Railway Station provides regular services to both Manchester and London, enhancing transport options for staff and visitors. The surrounding area features a mix of local amenities, including shops, cafes, and services, contributing to a supportive community for businesses. With its strategic location and accessible transport networks, Unit 3B Crown Centre is well-suited for a range of industrial applications.

Viewings

Strictly by appointment with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated.



Viewing & Further Information



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