

TO LET



SECURE STORAGE & LIGHT WORKSHOP UNITS

THE DEPOT STATION STREET MACCLESFIELD SK10 2AW

Location: The Depot is situated on Station Street, close to Macclesfield town centre and within easy reach of the town's main arterial routes. Macclesfield train station is less than 10 minutes' walk providing direct services to Manchester and London. The site offers convenient access to the A537, A523 and A34 which links to the M6 (Junction 17) and M56 (Junction 6), making it an ideal base for local and regional businesses.

Macclesfield is a thriving Cheshire market town with a population of around 57,000. The town has a strong mix of traditional industry, professional services and a growing creative and digital sector. Its proximity to Manchester, Stockport and the Peak District make it a well connected and attractive business location.

Property Description: The Depot comprises a number of self contained lockup storage and light workshop units, set within a secure gated yard. Each unit is accessed directly from the yard and tenants benefit from use of communal WC facilities. The site is suited to a variety of occupiers including small businesses, sole traders, online retailers and those requiring clean, dry storage or workshop space.

The Depot, Station Street, Macclesfield

Current Availability:

Unit 5 -

- Storage
- Size: 3.6m (W) x 8.31m (L) - 29.91 sq m (322 sq ft)
- Annual Rent: £4,421.16 + VAT
- Specification - Ideal for storage use

Unit 6 –

- Office/storage, workshop
- Size: 2.91m (W) x 8.46 (L) – 24.6 sqm (265 sq ft)
- Annual Rent: £3,520 + VAT
- Specification – Suitable for office, storage or light workshop use

Rent: Includes water rates and buildings insurance

Discounts Available:

- 5% discount for tenants paying quarterly up front
- 10% discount for tenants paying annually up front

Key Features:

- Secure gated yard
- Flexible lock up units
- Communal WC facilities
- Town centre location
- Excellent transport links

Energy Performance Certificate: A copy of the Energy Performance Certificate (EPC) can be made available on request.

COSTS:

1. All figures quoted are exclusive of but may be liable to VAT.
2. The incoming tenant to be responsible for all landlords' reasonable legal costs incurred in connection with the preparation of the lease.

VIEWING: Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.