



Members of the Royal Institution of Chartered Surveyors

TO LET

OFFICE PREMISES



- **Roller Shutter**
- **Ground Floor Premises**
- **Excellent Frontage**
- **3 Car Parking Spaces**
- **Self Contained**
- **First & Second Floor Offices**
- **Potentially Business Rates Free**

**ASHWOOD COURT, SPINGWOOD WAY,
TYTHERINGTON BUSINESS PARK, SK10 2XF**

**Churchill Chambers,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AS**

01625 262222
www.hallams.com



Members of the Royal Institution of Chartered Surveyors

LOCATION

Tytherington Business Park is located at one of North Cheshire’s most strategic and prominent sites. It is set amidst semi-rural surroundings and the development comprises a mixture of headquarter office buildings, research and development and business units and is located adjacent to the A523 (Silk Road) about 2 miles north of Macclesfield. Macclesfield lies approximately 20 miles north of Stoke-OnTrent and 10 miles south of Stockport.

DESCRIPTION

The accommodation is built to a good specification with air conditioning throughout, full accessed raised floors and suspended ceilings with mineral fibre ceiling tiles and CAT II lighting.

FLOOR AREAS (NIA)

Option 1	2,701 sq ft	250.93 m²
Option 2	2,809 sq ft	260.96 m²
TOTAL	5,510 sq ft	511.89 m²

TERMS

The properties are available by way of a sub-let on a effectively full repairing and insuring lease for a term of 4 years.

PRICE

£12.50 per sq ft

RATES

Rateable Value £11,250

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All prices and rents are exclusive of, but may be liable to VAT.

VIEWINGS

Strictly by appointment with sole agents Hallams Property Consultants.



Messrs. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property