



2nd Floor

Charles Roe House, 60-62 Chestergate, Macclesfield, SK11 6DY

2nd Floor Office Space - Individual Suites

85 to 866 sq ft
(7.90 to 80.45 sq m)

- Flexible 12 Month Licenses
- Suitable as Offices / Clinics / Treatment Rooms
- Air Conditioning
- Shared Kitchenette
- Male and Female W/Cs
- Shower Room / Disabled Toilet
- Lift Access
- Great Location

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Summary

Available Size	85 to 866 sq ft
Business Rates	Occupiers likely eligible for 100% Small Business Rates Relief.
Car Parking	£62.50 per space / month Half price for the first 6-months
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

The second floor of Charles Roe House offers high-quality office space within a historic Grade II Listed Georgian building. The accommodation is divided into 7 well-proportioned suites, ideal for small businesses, start-ups, clinics/salons, or professional services. Five of the suites benefit from their own sinks/water supply, and six include air conditioning. The suites share its own dedicated kitchenette and toilet facilities. Large windows throughout allow for excellent natural light, creating a bright and pleasant working environment. The property is within walking distance of shops, cafés, and local amenities. On-site parking is available at the rear, ensuring easy access for occupiers and visitors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
2nd - Churchill Suite	111	10.31	£308 /month	Available
2nd - Silk Suite	126	11.71	£346 /month	Available
2nd - Copper Mine	139	12.91	£385 /month	Let
2nd - Mayors Parlour	188	17.47	£517 /month	Let
2nd - Chestergate Suite	90	8.36	£247 /month	Available
2nd - The Treatment Room	85	7.90	£236 /month	Available
2nd - William Roe Suite	127	11.80	£352 /month	Let
Total	866	80.46		

Location

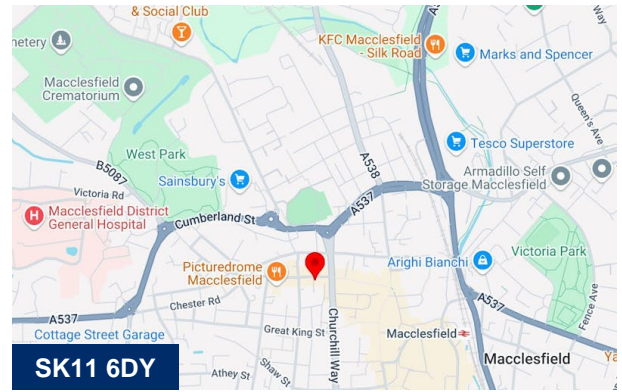
The property occupies a prominent corner position at the junction of Chestergate and Churchill Way, a key gateway into Macclesfield town centre. It is within walking distance of the town's main shopping district and offers easy access to a wide range of amenities. Macclesfield is a thriving market town with a strong local economy and a growing population of over 50,000. It benefits from an affluent demographic, skilled workforce, and a strong commuter presence due to its excellent transport links. The railway station provides direct services to Manchester and London via the West Coast Main Line. Road connections are equally strong, with the nearby Silk Road (A523) offering quick access to Stockport (11 miles) and Congleton (7 miles), while Churchill Way ensures convenient links to the wider town centre.

Viewings

Viewings strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new license for a minimum term of 12 months.



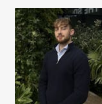
Viewing & Further Information



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