



The Motorworks

Chestergate, Macclesfield, SK11 6DU

**Flexible Office Space with
Parking - With an
Abundance of Amenity on
The Doorstep.**

205 to 440 sq ft
(19.05 to 40.88 sq m)

- Two Suites Remaining
- All-Inclusive Rents
- Flexible Leases Available
- Central Macclesfield Location
- Parking Included
- Passenger Lift
- Fob Access

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Summary

Available Size	205 to 440 sq ft
Rent	£495 - £1,065 per month Inclusive of service charge, utilities, property insurance, communal cleaning and external property maintenance but exclusive of business rates.
VAT	Applicable
EPC Rating	Upon enquiry

Description

Located within Macclesfield's established leisure and hospitality area, The Motorworks offers flexible workspace in a central town centre position. Surrounded by a strong mix of independent cafés, bars and restaurants, the building provides an attractive working environment with excellent day-to-day amenity for staff.

Flexible lease terms are available from 12 months. The property benefits from an extensive on-site car park (monitored by ANPR), with dedicated parking provided at an excellent ratio of 1:268, included within the rent.

The accommodation is arranged over ground, first and second floors, with kitchen facilities on each level and a communal meeting room within the building. Access is via an impressive shared reception with secure door entry to the building.

The final two remaining suites — the Austin and Morris Suites — are located on the second floor and have been newly refurbished, providing 205 sq ft and 235 sq ft of open-plan office accommodation respectively.

All rents are inclusive of utilities, service charge, property insurance, communal cleaning and external maintenance but exclusive of business rates.

Location

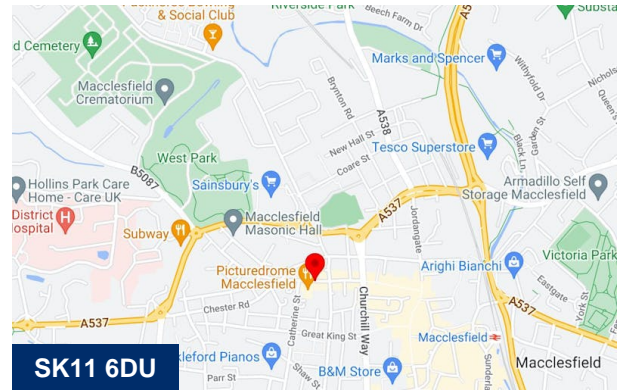
The Motorworks is located on Chestergate, less than a 5-minute walk from the main pedestrianised retail area of Macclesfield. The building is located adjacent to The Picturedrome Food Hall destination which has attracted several new food and beverage operators and retailers to the immediate vicinity.

Macclesfield Railway and Bus Stations are approximately 10-minute walk from The Motorworks. Additional car parking is only a two minute walk from the Motorworks at the Whalley Hayes car park.

Macclesfield is uniquely situated between the Peak District & the Cheshire Plain, enjoying breath-taking countryside, rivers, canals, reservoirs, and woodland. It also has the benefit of a West Coast Mainline Railway Station making Macclesfield very easily accessible from Manchester (22 mins) and London (1:48 mins). Macclesfield is also well located for road travel, with access to the North West Motorway network via the M60 and M56 motorways, both being 12 miles distant. The connectivity has been further improved with the opening of the SEMMMS road which links Manchester Airport and the A6, as well as the opening of the Poynton bypass which opened in early 2023. The bypass has reduced the journey time to Manchester Airport and the M56 even further.

Viewings

Strictly by appointment with sole agents, Hallams Property Consultants



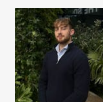
Viewing & Further Information



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Terms

The suites are available on flexible lease terms from 12 months upwards.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
2nd - Austin	205	Available
2nd - Morris	235	Available
2nd - Jaguar	1,061	Let
Ground - Beauford	388	Let
Ground - Bentley	301	Let
Ground - Hillman	530	Let
Ground - TVR	151	Let
Ground - Vauxhall	256	Let
Ground - Aston	1,080	Let
1st - Bedford	189	Let
1st - Lagonda	1,064	Let
1st - Mini	184	Let
1st - Rolls-Royce	1,064	Let
1st - Lotus	477	Let
2nd - Talbot	201	Let
2nd - Jenson	297	Let
2nd - Land Rover	1,000	Let
2nd - Range Rover	1,000	Let
Total	9,683	



