

## FOR SALE



### PROMINENT FREEHOLD INDUSTRIAL INVESTMENT/ OWNER OCCUPIER OPPORTUNITY

### CORNER OF SNAPE ROAD AND QUEENS AVENUE HURDSFIELD INDUSTRIAL ESTATE MACCLESFIELD SK10 2DG

**LOCATION:** The property occupies a prominent corner position at the junction of Snape Road and Queens Avenue on the well established Hurdsfield Industrial Estate, one of Macclesfield's principal commercial and industrial locations.

Hurdsfield Industrial Estate lies approximately 1 mile north east of Macclesfield town centre and provides excellent access to the A523 Silk Road, the town's principal arterial route linking directly with the A537 and A536 and providing convenient access to the M6 motorway (junction 19), Manchester Airport (approximately 13 miles) and the wider north west motorway network. The estate is occupied by a wide range of established local and national businesses making it one of the town's most sought after industrial locations.

**DESCRIPTION:** The property comprises an excellent freehold industrial site incorporating three detached steel portal framed industrial/warehouse buildings occupying a substantial secure site. The buildings are of modern construction and provide flexible warehouse and production accommodation suitable for manufacturing, storage, distribution or trade counter uses. There are well presented offices to the front of the main building. Each building benefits from loading doors and three-phase electricity. The buildings provide eaves heights ranging from approximately 3.6m (smallest building) up to 5m (largest building).

## **Corner Snape Road/Queens Avenue, Hurdsfield Ind. Est.**

The site is fully enclosed by steel palisade security fencing with gated access leading to a dedicated customer and staff car park situated to the front of the premises. To the rear is a substantial secure yard extending to almost half an acre, providing excellent external storage, circulation space or the opportunity, subject to necessary planning consents, for the construction of an additional industrial building.

### **ACCOMMODATION:**

**Building 1 - 10,508 sq ft (976.2 sq m)**

**Building 2 - 4,448 sq ft (413.2 sq m)**

**Building 3 - 1,833 sq ft (170.3 sq m)**

**Gross Internal Area: 16,789 sq ft (1,559.7 sq m)**

**SPECIFICATION:** Three detached industrial buildings, modern steel portal frame construction roller shutter loading doors, three-phase electricity, secure self contained site, steel palisade perimeter fencing, gated entrance, extensive secure yard, potential development opportunity (subject to planning), excellent corner prominence, established industrial location.

**TENURE:** Freehold with vacant possession upon completion

**PRICE:** Offers in the region of **£2,500,000**.

**BUSINESS RATES:** According to the Valuation Office Agency, the property has a current **Rateable Value** of **£74,500**. Interested parties are advised to make their own enquiries with Cheshire East Council regarding the amount of business rates payable.

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

**ANTI-MONEY LAUNDERING COMPLIANCE:** In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required for a successful transaction.

**COSTS:** All figures quoted are exclusive of but may be liable to VAT.

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

**5003CJS/AUE/July 26**

**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.**