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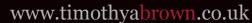












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Unit 2 Star Business Park,

Congleton Road, Macclesfield, Cheshire SK11 9JA

Annual Rental Of £20,000

- QUALITY OFFICE AMOUNTING TO 1500 FT² (139.35 M²)
- EXTENSIVE CAR PARKING
- HIGH SPECIFICATION GROUND FLOOR DDA COMPLIANT OFFICES
- SUPERFAST BROADBAND
- BOARDROOM
- SEPARATE CONFERENCE ROOM (FOR 70 PEOPLE) AVAILABLE TO



Quality offices amounting to 1500 ft² (139.35 m²)

Competitive Rent of £20,000 per annum plus VAT to include utilities, extensive car parking but NOT rates.

Star Business Park is located just off the A536 Congleton Road, Gawsworth, between Congleton and Macclesfield. We believe with the new Congleton By-pass road the time will be reduced substantially to get on Junction 17 or 18 of the M6 motorway. This unit forms part of a modern large warehouse facility. In addition to providing high specification ground floor DDA compliant offices and boardroom, the landlord may be able to provide storage solutions.

There is an additional advantage of being able to hire a separate on-site conference room (for 70 people) with internet access.

The accommodation was renovated in 2011 to a high standard and provides SUPERFAST BROADBAND, toilet and canteen facilities, 24 hour access, security barrier, CCTV and alarm.

PHOTOGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE: Double entrance doors to shared reception/seating area with toilets and canteen off. Door to board room. Separate door to:



BOARD ROOM 20' 0" x 15' 10" (6.09m x 4.82m): Light environment having power, light, data trunking and central heating. Windows to front and side together with external access door.

Unit 2:

OPEN PLAN OFFICE 18.29m (60ft 0in) x 7.62m (25ft 0in) Maximum: Light environment having power, light, data trunking and central heating. Windows to front and side together with external access door.

Kitchen area: Quality white high gloss kitchen base unit with cupboards and drawers and having a round stainless steel sink bowl with mixer tap. Contrasting grey working surface and tiled floor around the unit.

LEASE TERMS: By way of a new lease. Terms to be negotiated. As is customary the tenant is to be responsible for the landlord's reasonable legal costs.

RATEABLE VALUE: £4,200. (Business rate relief may be available. Please liaise with the Council.) This may be altered by the rating authority as it presently does not include the boardroom, however it will still qualify for small businesses rate relief and qualifying businesses will be rate free under the current rules.

VIEWING: Strictly by appointment through sole letting agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: Proceed out of Congleton on the Macclesfield Road A536 for approximately six miles where Unit 2, Star Business Park will be found on the left hand side, clearly identified by our To Let board.

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- 7. The date of this publication is **October 2019.**

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