

unit 1 queens avenue

MOTTRAM WAY TRADING ESTATE ■ HURDSFIELD ■ MACCLESFIELD ■ SK10 2DH

CANMOOR

UNIT 1B UNDER
OFFER TO TRADE
COUNTER OCCUPIER



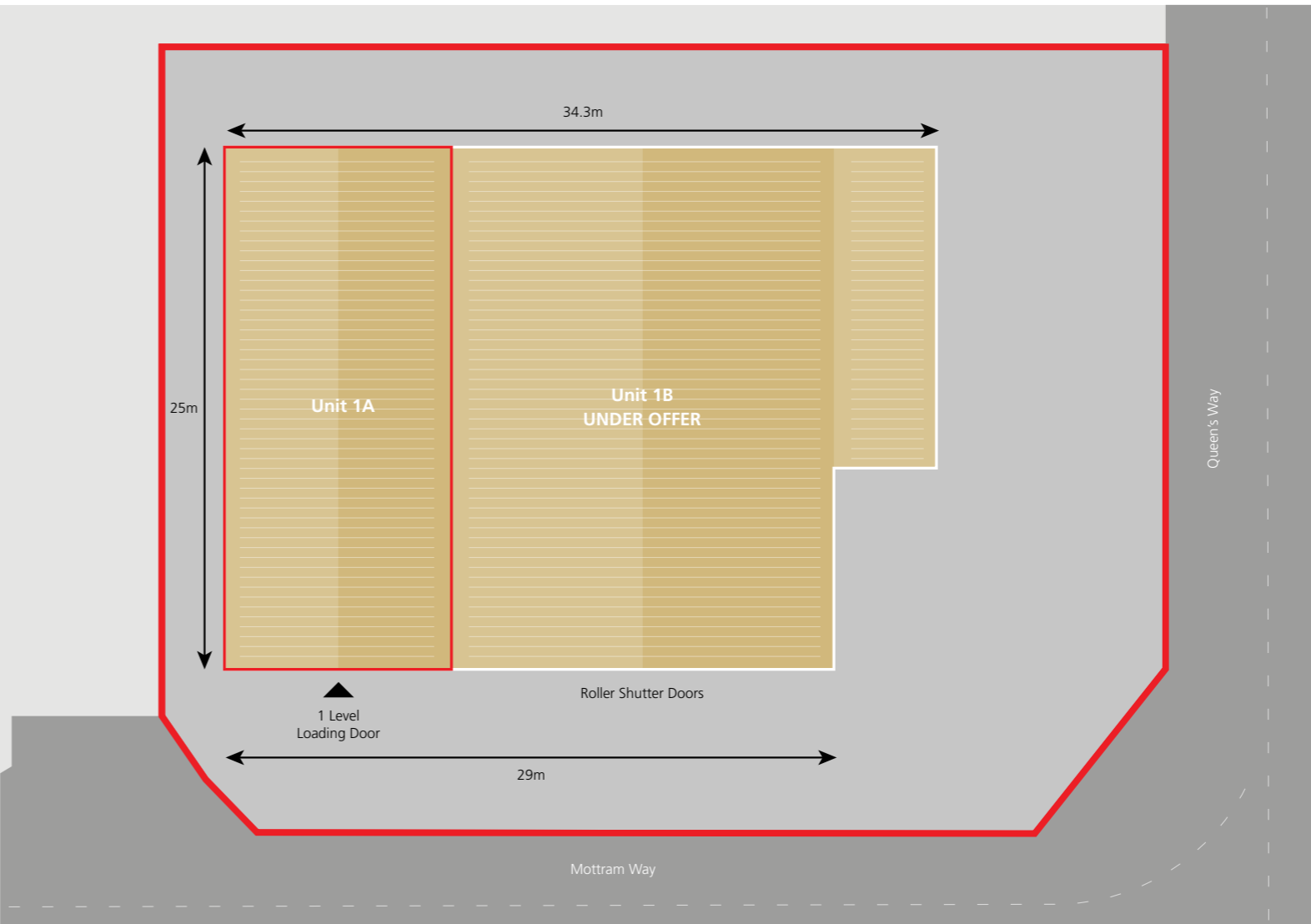
Trade Counter Unit 3,029 sq ft **TO LET**

- Highly Prominent Trade Counter Unit Fronting a Well-Established Trade Estate
- Glazed Entrances with Secure Electric Shutters
- Level Loading Access via 1 Electric Shutter Door
- To be fully refurbished internally
- 24/7 hours of operation
- EPC Rating 'C'

MACCLESFIELD

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- PROMINENT TRADE COUNTER UNIT
- 1 LEVEL LOADING DOORS
- LED LIGHTING THROUGHOUT
- DEDICATED CAR PARKING
- 3 PHASE POWER SUPPLY
- E(g)(iii), B2 AND B8 USES
- 24/7 HOURS OF OPERATION
- EPC C

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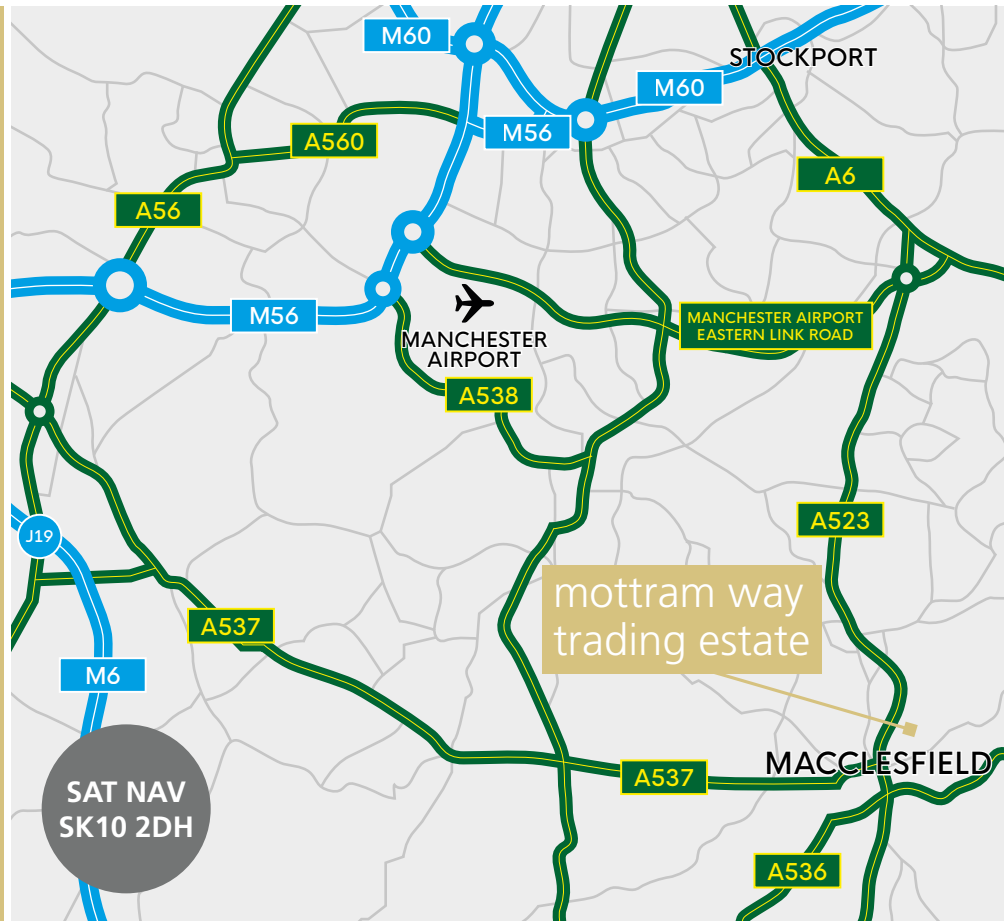
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LOCATION

Macclesfield is an affluent market town in Cheshire, approximately 20 miles south of Manchester and 13 miles south of Stockport, to the west of the Peak District.

Mottram Way Trading Estate is situated in Hurdsfield, the prime industrial and trade area of Macclesfield, located to the north of the town centre.

Several of the trade counter units benefit from prominent frontage to Queen's Avenue, with the remaining trade and light industrial units fronting Mottram Way.



COMMUNICATIONS

Macclesfield Train Station	1.4 miles	5 minutes
Manchester Airport	10.5 miles	20 minutes
M56 (Junction 1)	12.3 miles	22 minutes
M60 (Junction 1)	11.7 miles	24 minutes
Stockport	12.9 miles	26 minutes
M6 (Junctions 18 & 19)	15.3 miles	28 minutes
Manchester	19.7 miles	35 minutes
Stoke-on-Trent	23.3 miles	40 minutes
Liverpool	44.3 miles	1 hour 5 minutes
Birmingham	72.4 miles	1 hour 30 minutes

Rail

Stoke-on-Trent	25 minutes
Manchester Piccadilly	30 minutes
Birmingham New Street	1 hour 7 minutes
London Euston	1 hour 53 minutes

FURTHER INFORMATION

For more information, plans and specifications are available through our joint agents.

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