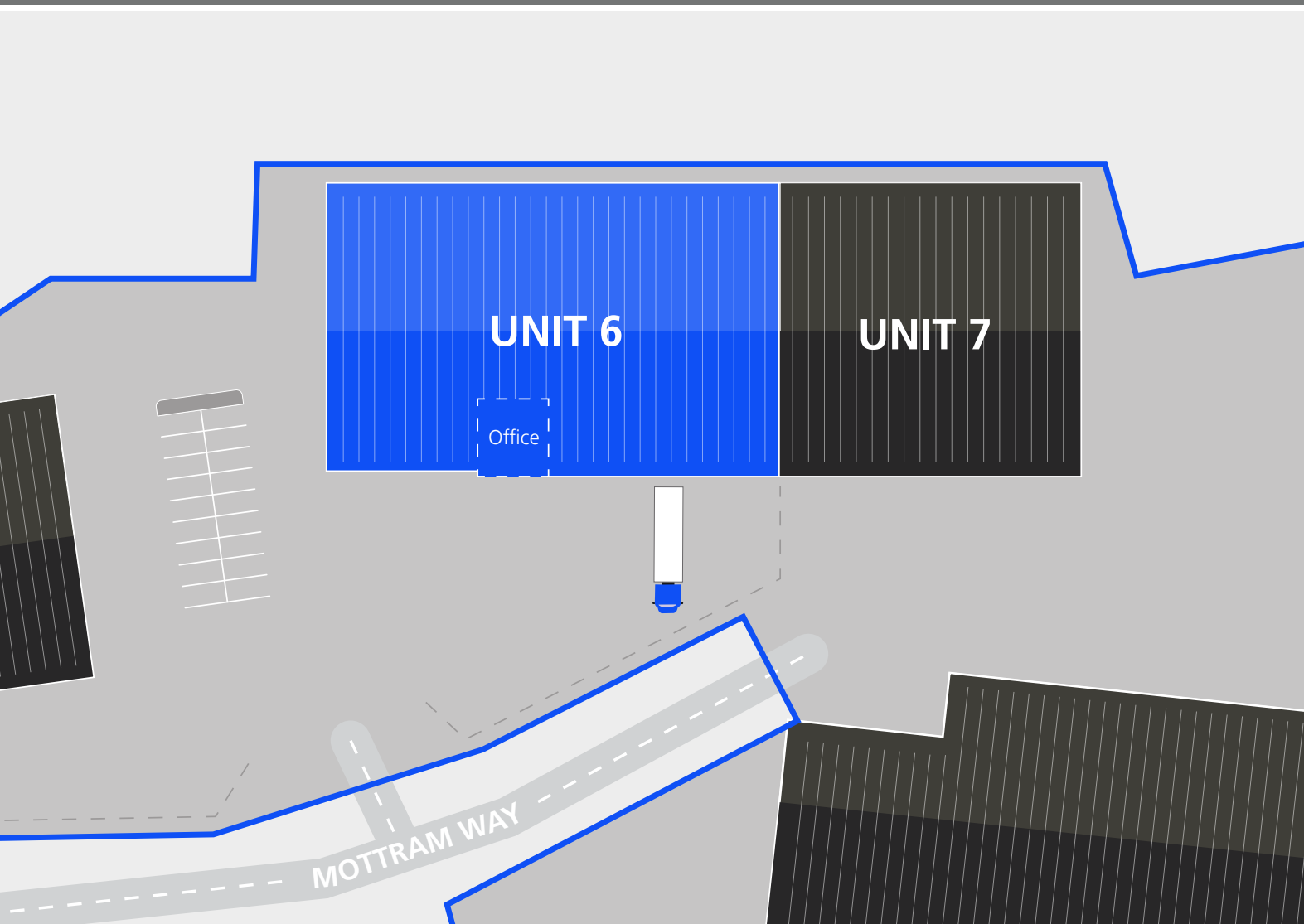




Modern Industrial / Trade Counter Unit 8,865 sq ft (823.6 sq m) **TO LET**

- Modern warehouse / trade counter facility
- Well-established trade estate
- Level loading access
- Dedicated parking
- 24/7 hours of operation
- EPC rating 'C'

MACCLESFIELD



ACCOMMODATION

	sq ft	sq m
UNIT 6	8,865	823.6
TOTAL	8,865	823.6



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

unit 6

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

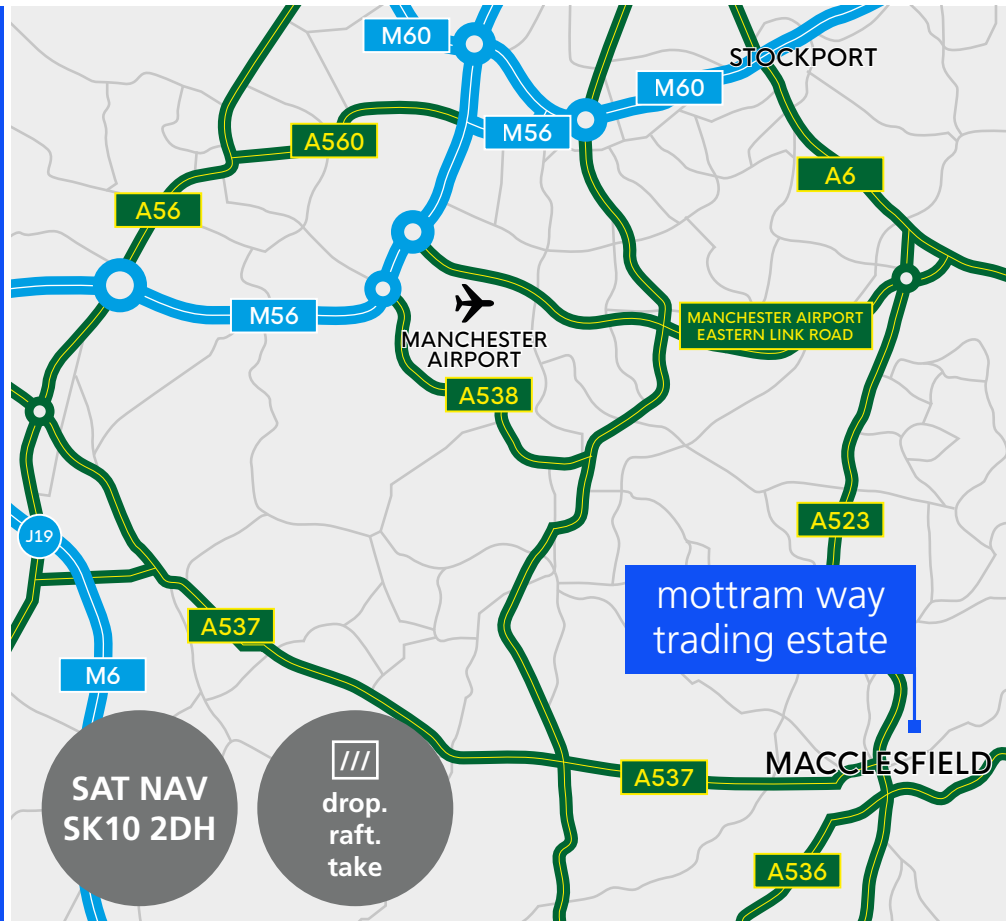
CANMOOR

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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