



FOR SALE (MAY LET)



Hope Park, Macclesfield Hospital, Macclesfield

Commercial premises extending to 3760 sq ft (349 sq m) with 10 car parking space suitable for a variety of uses, including offices, restaurant, coffee shop, gym, surgery, subject to obtaining the necessary consents.

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Manchester
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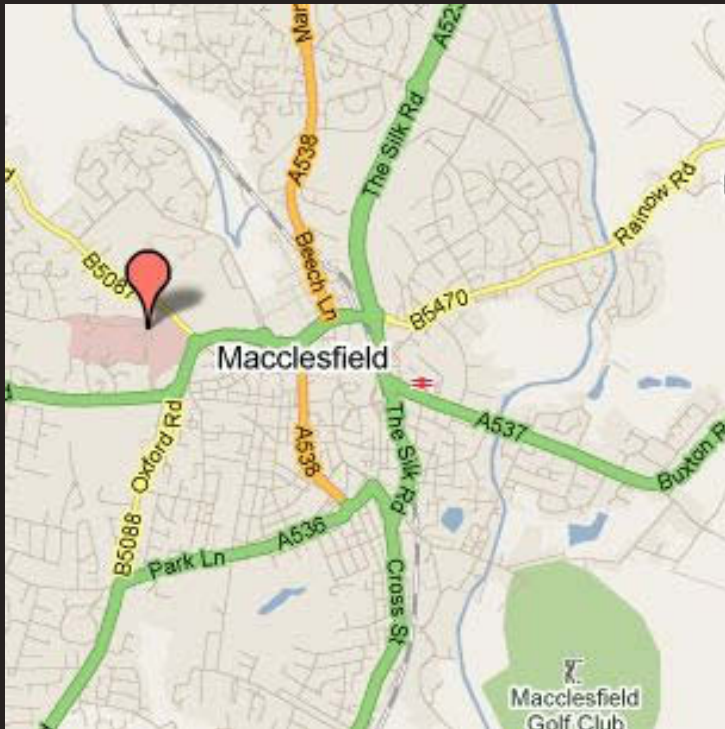


Commercial Property
Advisers and Agents

www.tfcproperty.com

0161 234 0777

Hope Park, Macclesfield, Cheshire



LOCATION

The premises form part of the recently developed Hope Park scheme, which is adjacent to Macclesfield Hospital off Cumberland Street in Macclesfield.

DESCRIPTION

Hope Park is a flagship development on the outskirts of Macclesfield and comprises approximately six acres. The first phase of development includes a 35,000 square foot office building which has been pre let to the NHS and Primary Care Trust as well as a 148 place nursery that has also been pre let to Kids Allowed.

The main element of the site is the former clock tower within which this commercial space is situated and which is adjacent to the new office building. It forms part of a larger building which will accommodate 36 Keyworker apartments. The second phase of the scheme is a mix of retail and residential.

The available space is over two storeys which are accessed via a platform lift and staircase to the upper ground floor level from the car park which comprises 10 allocated spaces; this area has an ornate trussed roof and is open plan in its configuration. The lower ground floor comprises a number of rooms which is again access via the platform lift and staircase.

ACCOMMODATION

Measured on a gross internal basis we estimate the accommodation extends to :-

	SQ FT	SQ M
Upper Ground	1800	167
Lower Ground	1959	182
TOTAL	3759	349

Our clients may give consideration to sub division, further information is available upon request.

SPECIFICATION

The premises will be offered to a developer shell, with connections to utilities provided

TERMS

The premises are available for sale at a price of £350,000 excl. Alternatively our clients would give consideration to letting the space on a full repairing and insuring basis at a rent to be agreed.

FLOOR PLANS

Are available upon request.

RATEABLE VALUE

The premises have yet to be assessed for rates and as such we would ask any interested parties to make their own enquiries to the local authority.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of, but may be liable to VAT.

VIEWING

Strictly by appointment with the sole agents TFC on 0161 234 0777.