# Substantial detached industrial facility
## Mottram Way Trading Estate

## To Let

## 100,395 sq ft (9,326.7 sq m)

### Mottram Way Trading Estate
Snape Road, Macclesfield SK10 2NZ

- Prominent site fronting the A523 Silk Road
- Haunch height of approximately 5.8m
- Three roller shutter loading doors
- Integrated office and ancillary accommodation




Contact Us

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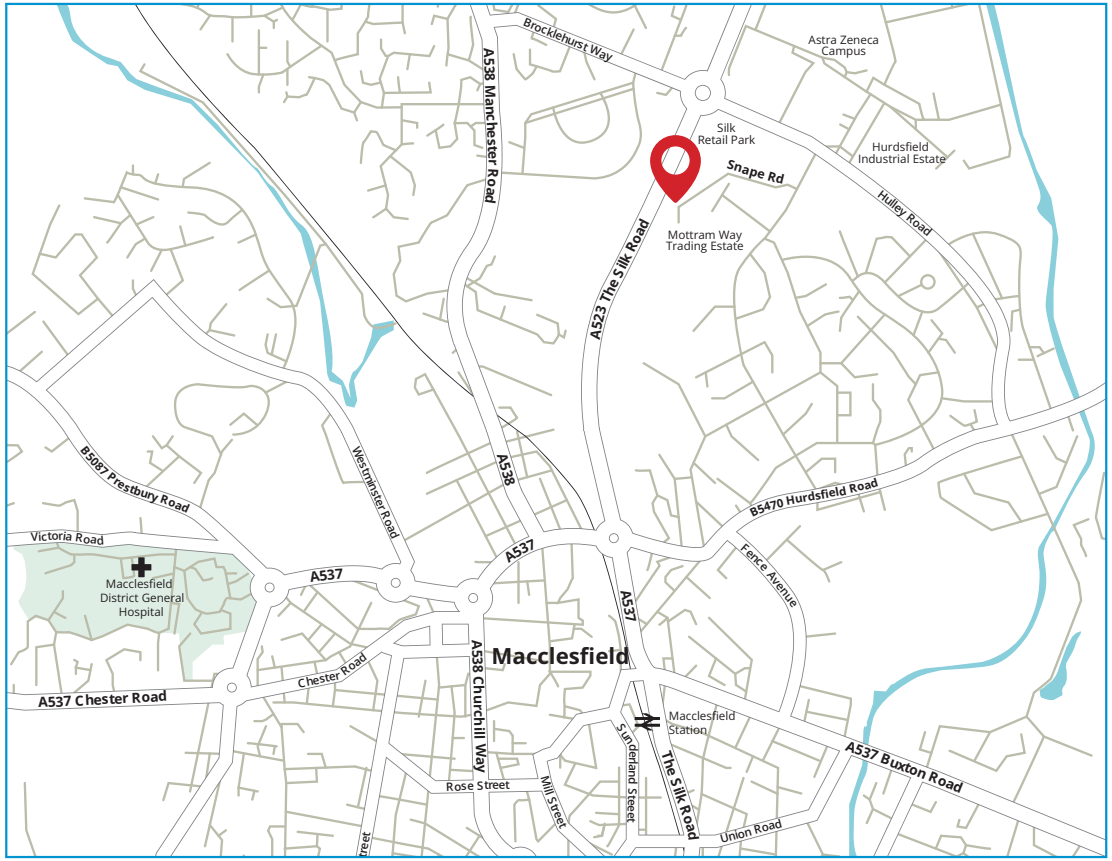
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## Location

The subject property occupies a prominent position on Snape Road within the well-established Mottram Way Trading Estate, one of Macclesfield's most sought-after industrial and trade locations. Macclesfield benefits from a strategic position approximately 20 miles south of Manchester and 13 miles south of Stockport, providing excellent access to the wider Greater Manchester and Cheshire markets.

Mottram Way Trading Estate forms part of the larger Hurdsfield Industrial Estate, an established commercial destination located approximately 1.5 miles north of Macclesfield town centre. The estate has attracted a strong mix of national and regional occupiers, including AstraZeneca and Arighi Bianchi, reflecting the area's established reputation as a premier business location.












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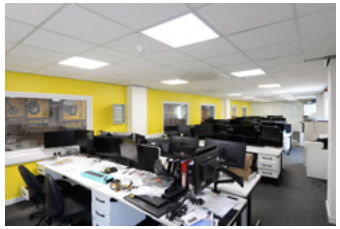
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## Description

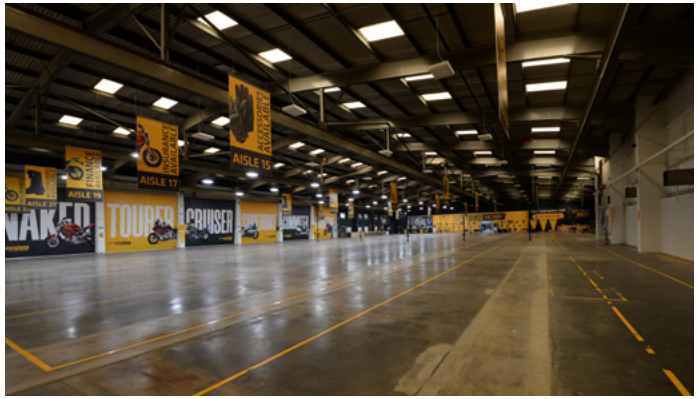
The property comprises a substantial detached industrial facility extending to approximately 100,395 sq ft, occupying a prominent site fronting the A523 Silk Road, one of Macclesfield's principal commercial routes.

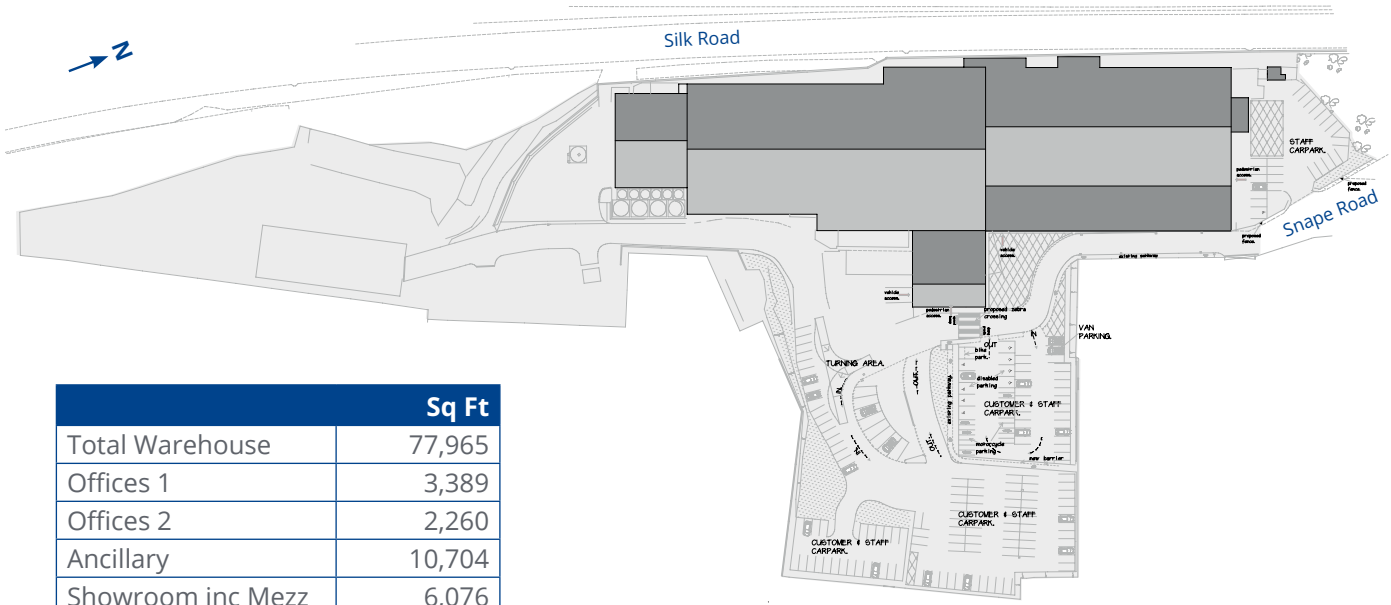
The accommodation provides a flexible combination of warehouse, showroom and office space, arranged across five interconnected bays with a haunch height of approximately 5.8m. There are three roller shutter loading doors positioned around the building, with a further two loading door positions being capable of being re-instated.

The building includes integrated office and ancillary accommodation, together with existing craneage infrastructure and specialist manufacturing features, offering potential appeal to a range of industrial and warehouse occupiers.

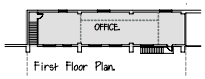


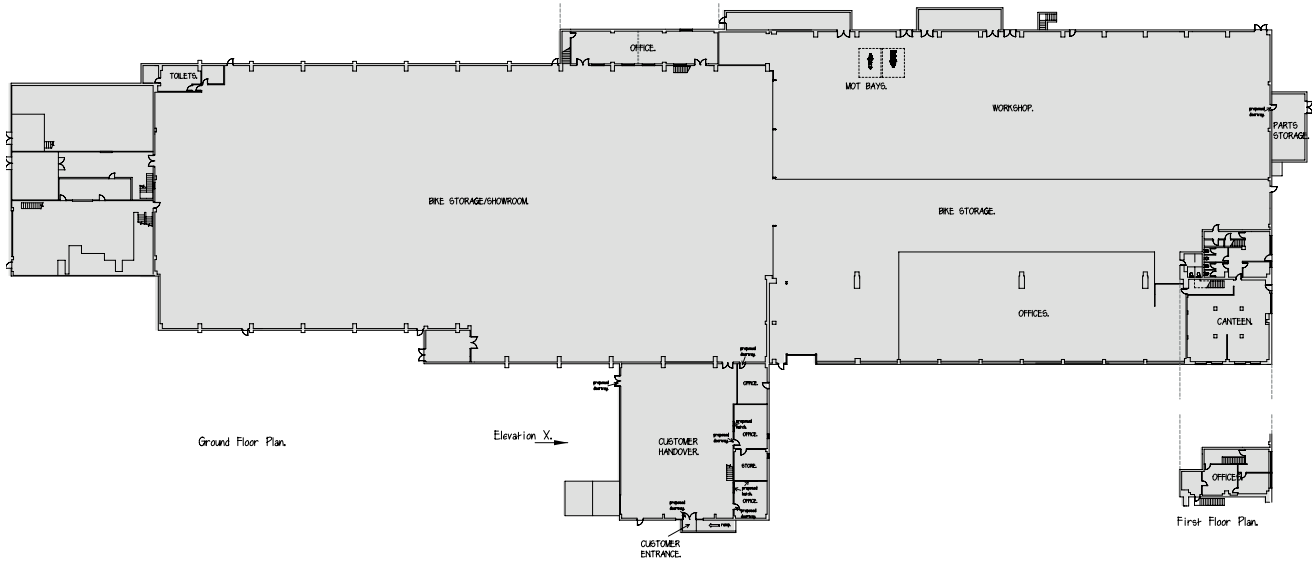







| | Sq Ft |
|---|---|
| Total Warehouse | 77,965 |
| Offices 1 | 3,389 |
| Offices 2 | 2,260 |
| Ancillary | 10,704 |
| Showroom inc Mezz | 6,076 |
| **Total** | **100,395** |

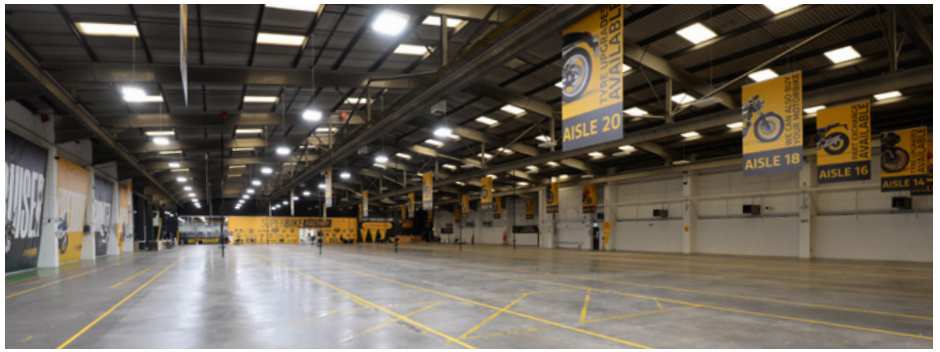


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## Viewing

By prior appointment with Andrew Pexton / Isaac Downes

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**Isaac Downes**
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### Terms

The property is available by way of sub-lease or assignment with the current lease expiring 23rd June 2032 at a current rent of £475,000 per annum (£4.69 per sq ft).

### Rateable Value

The current Rateable Value for 2025/26 is £297,500. The current rates payable for 2025/26 are £142,560.

### EPC

An Energy Performance Rating will be available upon request.

### Legal Costs

Each party is responsible for their own legal costs.

### Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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