


LANDWOOD GROUP

Units A and B Heather Close, Macclesfield, SK11 0LR.

**FOR SALE** Upon instructions of a Private Client

IDEAL COMMERCIAL INVESTMENT- TWO ADJOINING INDUSTRIAL UNITS WITHIN AN ESTABLISHED BUSINESS PARK PRODUCING £142,000PA.

## CONTACT

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## KEY CONSIDERATIONS

- Excellent location on Lyme Green Business Park, an established and well known business hub.
- Accessed via the A532 which is a key route that connects Macclesfield to Leek and the wider road network across Cheshire and Greater Manchester.
- Investment opportunity with combined rent of £142,000p.a.
- A 10 year lease to Fibrevision was signed in March 2025. Fibrevision have a Delphi score of 100/100 and have been in occupation since 2016.
- Unit B is let to Grifen Sprinkler Solutions for five years from July 2025.
- Leasehold title with 88 years remaining.
- Offers in the region of £1,500,000 representing gross yield of 9.45%.




Units A and B Heather Close, **Macclesfield, SK11 0LR.**

## LOCATION

The property is situated on Lyme Green Business Park, approximately 2 miles south of Macclesfield town centre. The established mixed-use business park provides a range of commercial amenities, including office, retail, leisure and industrial occupiers, making it a thriving business hub. The property benefits from excellent accessibility via the A532, which provides a direct route between Macclesfield and Leek, approximately 12 miles to the east. The business park is also conveniently positioned approximately 2 miles from the Silk Road bypass, providing easy access to the wider road network and surrounding areas.

## DESCRIPTION

An opportunity to acquire a commercial investment comprising two adjoining industrial units.

Unit A is the larger of the two units and is currently occupied by Saurer Fibrevision. It comprises two storey offices, plus warehouse accommodation with a mezzanine above. The main warehouse has an eaves height of approx 6m which is reduced to circa 3m under the mezzanine.

Unit B is a smaller open plan rectangular unit with an electric roller shutter door to the front, a small office and WCs to the side. It is currently occupied by Grifen Sprinkler Solutions. The warehouse has an eaves height of circa 6.2m.

## ACCOMMODATION

**Unit A**

Ground floor: Warehouse/ workshop, WCs, Kitchen- 834m2 / 8,977sf.
First floor: Offices- 432m2 / 4,650sf.
Total: 1,226m2 / 13,627sf.

**Unit B**

Ground floor- 445m2 / 4,792sf.









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## TENURE

The property is held leasehold under title number CH552621.

## TENANCIES

**Unit A-** A 10 year lease to Fibrevision was signed in March 2025. Fibrevision have a Delphi score of 100/100 and have been in occupation since 2016. Annual rent of £100,000p.a. Rent review in March 2030 and 2035. Tenant option to break in 2030.

**Unit B-** Let to Grifen Sprinkler Solutions for five years from July 2025 Break date July 2028.

Copies of leases available on request.

## EPC
Unit A- B
Unit B- D

## Business Rates
Unit A- £115,000.
Unit B- £39,750.

## PRICE
Offers in the region of £1,500,000.

## OFFER TERMS
In submitting your offer please confirm the below:
1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

## VAT
All figures quoted are exclusive of VAT which may be applicable.

## LEGAL COSTS
Each party will be responsible for their own legal costs.

## VIEWINGS
Strictly by appointment.

**CONTACT US TO ENQUIRE**



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