



Members of the Royal Institution of Chartered Surveyors

# FOR SALE

**INCOME PRODUCING INDUSTRIAL UNITS ON WELL ESTABLISHED INDUSTRIAL ESTATE**



## 41,019 sq ft

Unit 1A, and Unit 1B Adlington Industrial Estate, Adlington

Victory House,  
Churchill Way,  
Macclesfield,  
Cheshire, SK11 6AY  
info@hallams.com

**01625 262222**  
[www.hallams.com](http://www.hallams.com)



Members of the Royal Institution of Chartered Surveyors

### LOCATION

The premises are located on Adlington Industrial Estate situated on the (A523) London Road South approximately one mile south of the Poynton village centre. Rail services can be found at both Macclesfield and Stockport and Manchester International Airport is a twenty minute drive away. Poynton lies between Stockport (7 miles) and Macclesfield (5 miles)

### DESCRIPTION

The properties comprise of 2 large open-plan warehouses of steel portal frame construction with half height brick/block faced walls, and incorporate a small amount of offices at the front with loading bay doors to the front and rear elevation. There is large area of land to the rear which is included with the properties, which provides an excellent area for articulated lorries to maneuver. Internally the warehouses benefit from a double skin insulated roof with sodium lighting throughout. The units are separated by a breeze block wall which could be removed in the future for larger requirements.

### FLOOR AREAS

Unit 1A	31,860 sq ft
Unit 1 B	9,159 sq ft

### TENANCIES

**Unit 1A** – Let to API Laminates Limited on a 10 year lease commencing August 2008 at a passing rental of **£143,370 p.a.**

There is a 5 year rent review which coincides with a 5 year tenant only break option.

**Unit 1B** – Let to Adlington Paper and Board Limited on a 3 year lease commencing August 2008 at a passing rental of **£41,215.50 p.a.**

**FRV - £184,585.50**

### SALE PRICE

£2 million

### RATES

Unit 1A	
Rateable Value	£98,500
Approximate Rates payable 2009/10	£40,780

Unit 1B

Rateable Value	£34,750
Approximate Rates payable 2009/10	£14,387

Local Authority: Cheshire East Council

### LEGAL COSTS

Each party is to be responsible for their own legal costs

### VAT

All prices are exclusive of, but may be liable to, VAT

### VIEWINGS

Strictly by appointment with sole agents



**HALLAMS**  
Property Consultants  
**01625 262222**  
[www.hallams.com](http://www.hallams.com)



Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that:

(1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) Non of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.