



Members of the Royal Institution of Chartered Surveyors

# FOR SALE/TO LET

**INDUSTRIAL UNIT WITH LARGE AREA OF LAND ON  
WELL ESTABLISHED INDUSTRIAL ESTATE**



## 1.8 Acres

Adlington Industrial Estate, Adlington

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

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



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**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 site comprises of relatively basic industrial units of which contain 3 phase electricity and are of steel portal frame construction with steel cladding. They can be split up to smaller units with 4 separate roller shutters doors installed, and self contained office accommodation has been included on the end of the unit. The site also has 14 allocated car parking spaces with a secure gated entrance.

**FLOOR AREAS**

Industrial/Offices	6,466 sq ft (GIA)
Site Area	1.8 Acres

**SALE PRICE**

£650,000

**TERMS**

The site is also available by way of a new full repairing and insuring lease for a term of year to be agreed

**RENT**

£60,000 p.a.

**RATES**

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



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