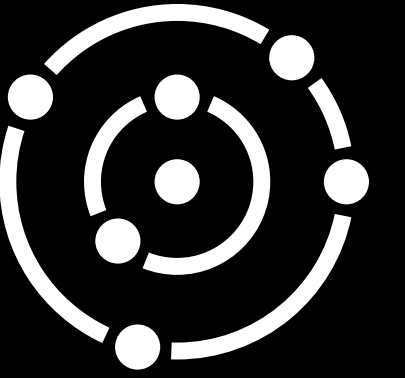




Site 2

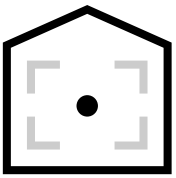
TO LET - 7,187 SQ FT WAREHOUSE
ON 3.57 ACRE SITE

Modal 21 Adlington



Prime, Secure Warehouse / IOS Site

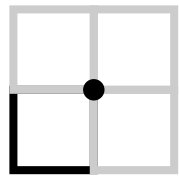
with Concrete Hard Standing



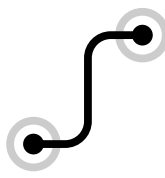
7,187 sq ft
warehouse



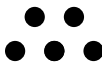
Self-contained
and secure



Concrete
surfaced



1.6 miles from Poynton
Rail Station



Location



Well positioned along the A523 Silk Road, providing direct connectivity to the wider regional road network.

Adlington Industrial Estate is located in Macclesfield, Cheshire. The estate sits on the southern edge of Macclesfield town centre, positioned along the A523 Silk Road which provides direct connectivity to the wider regional road network. This strategic location offers convenient access to the M6 motorway via the A523 and A536, connecting businesses to major cities including Manchester (approximately 18 miles north) and the broader Northwest region.

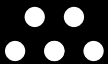
The estate benefits from Macclesfield's position as a significant commercial centre in Cheshire East, with good transport links and proximity to both urban amenities and the Peak District countryside. The industrial estate serves local businesses and benefits from Macclesfield's skilled workforce and established industrial heritage in the silk and manufacturing sectors.

	Drive Times
A523	2 MINS
POYNTON STATION	6 MINS
STOCKPORT	24 MINS
MANCHESTER AIRPORT	15 MINS
M60 (J3)	16 MINS
MANCHESTER	32 MINS
WARRINGTON	36 MINS

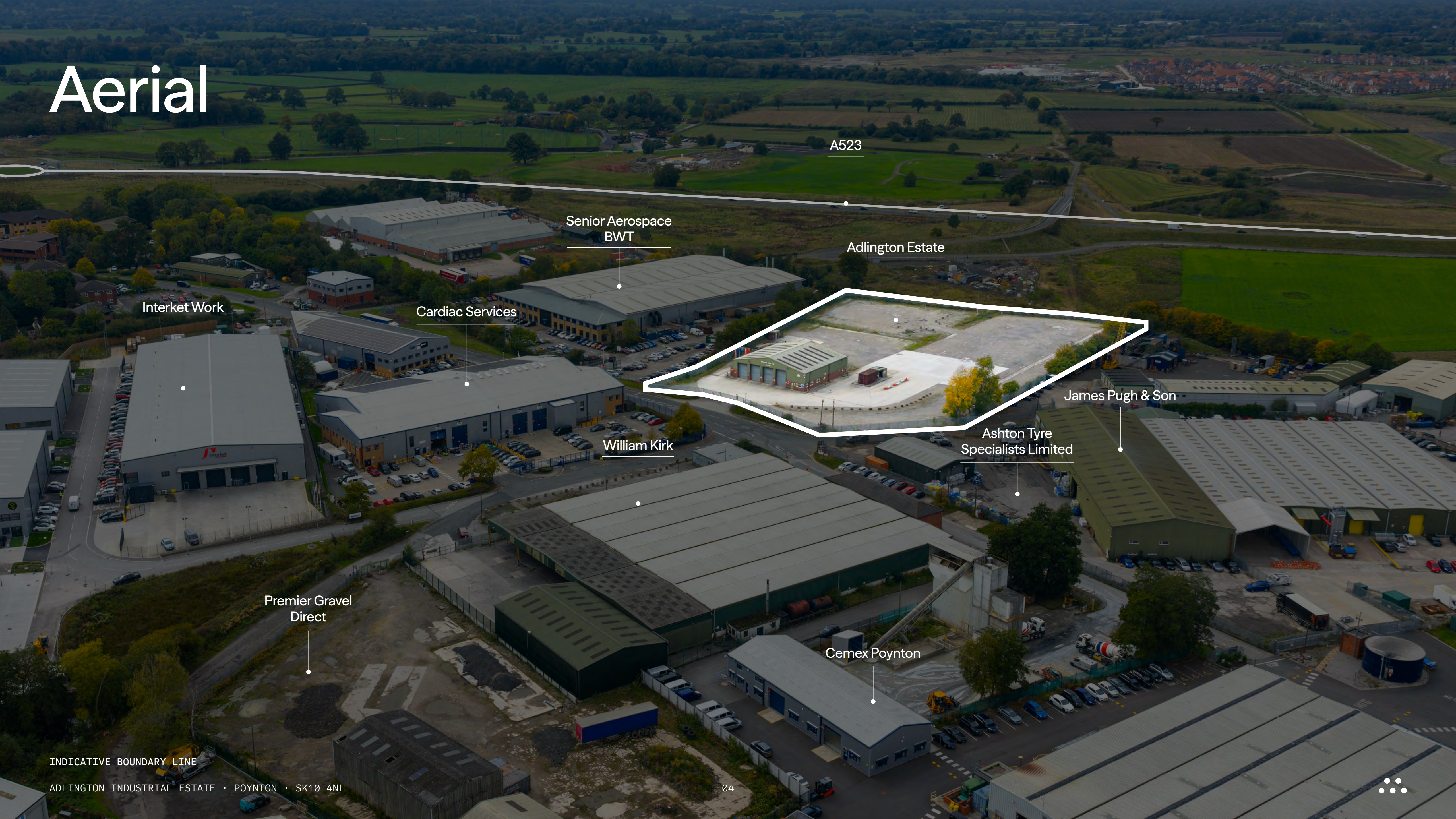


Occupiers

- 1 JAMES PUGH & SON
- 2 CARDIAC SERVICES
- 3 ASHTON TYRE SPECIALISTS
- 4 SENIOR AEROSPACE BWT
- 5 WILLIAM KIRK
- 6 CHAPEL INTERIORS
- 7 INTERKET WORK



Aerial



A523

Senior Aerospace
BWT

Adlington Estate

Interket Work

Cardiac Services

William Kirk

James Pugh & Son

Ashton Tyre
Specialists Limited

Premier Gravel
Direct

Cemex Poynton

INDICATIVE BOUNDARY LINE

ADLINGTON INDUSTRIAL ESTATE • POYNTON • SK10 4NL



Site Plan

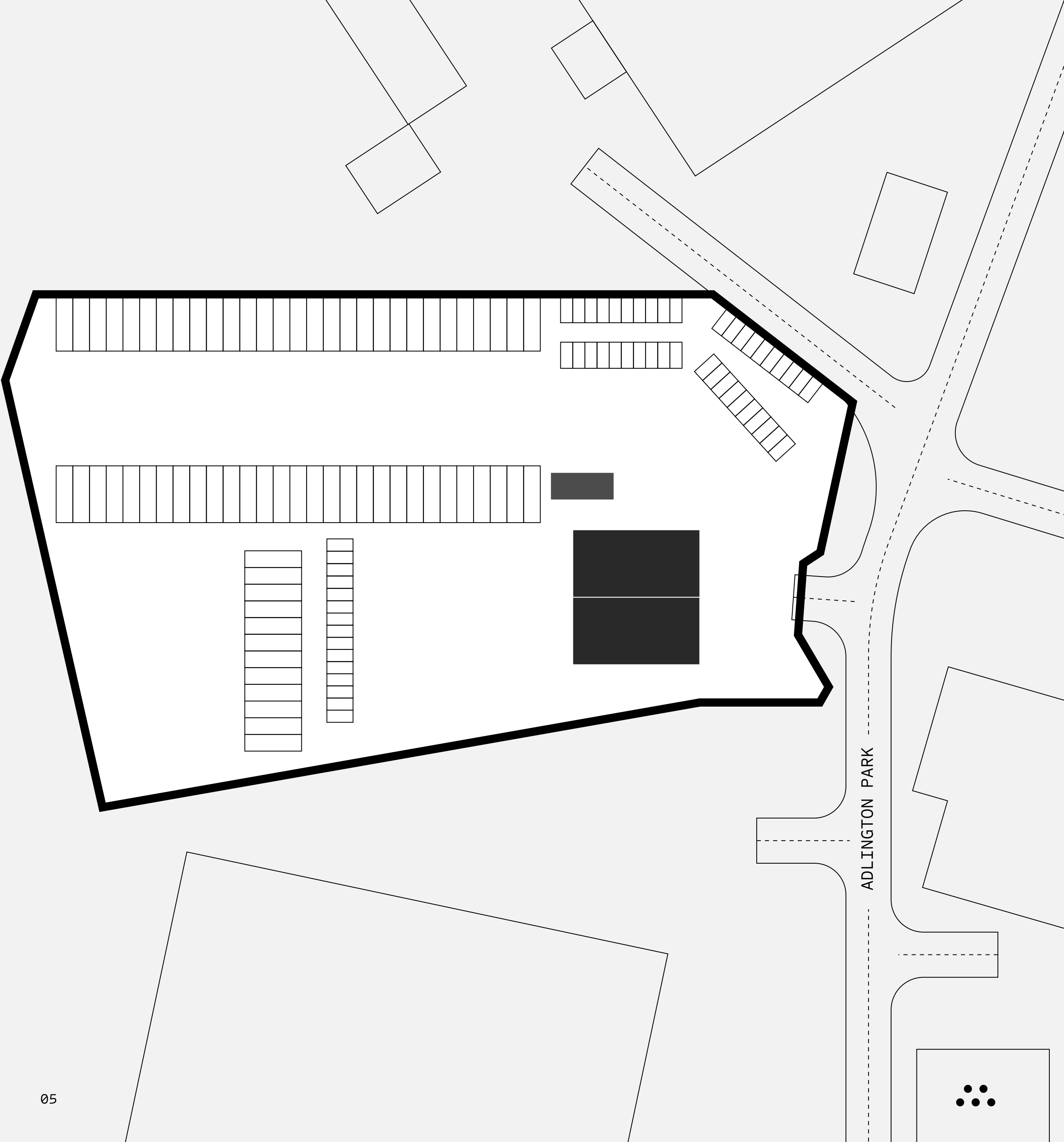
● TOTAL AREA (GEA) 3.57 acres

● WAREHOUSE (GIA) 7,187 sq ft

The opportunity comprises a warehouse office building on a secure site extending to approximate 3.57 acres.

This fully secure, low-density 3.57 acre site provides open yard space ideal for heavy goods storage, vehicle manoeuvring, fleet management, and operational expansion.

The asset features a 7,187 sq ft Vehicle Maintenance Unit equipped as a heavy goods repair workshop, complete with an inspection pit, staff welfare accommodation, and administrative offices. The unit benefits from five drive-in roller shutter doors (four front, one rear) which allows direct drive through access to the yard, maximising goods flow and operational efficiency across the site.



Site Details



TENURE



Available Now

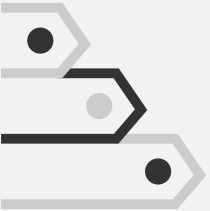
New lease available for a term to be agreed.

RENT



Rent On Application

EPC RATING

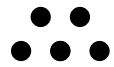


EPC C (51)

Details available on request.

INDICATIVE BOUNDARY LINES

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View Drone
Footage



INDICATIVE BOUNDARY LINE

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Modal 21 Adlington



Legal Costs

Each party is to be responsible for their own legal costs incurred.

Business Rates

Interested parties should make their own enquiries.

Contacts

For more information please contact:

VAT

The property is VAT registered.

EPC

The current EPC rating is C(51). A copy of the certificate is available on request.

Planning

The property benefits from B8 (Storage and Distribution) use.

Other

The site benefits from mains water and three-phase electricity supply.” – we are not sure on the power supply yet.



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