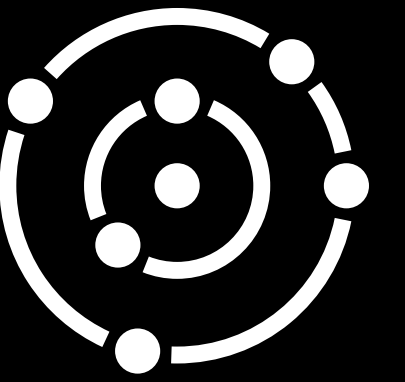




Site 1

TO LET - 40,938 SQ FT

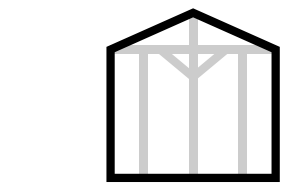
Modal 21

Adlington

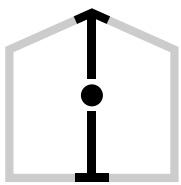


Prime Located Secure Warehouse

with Concrete Hard Standing



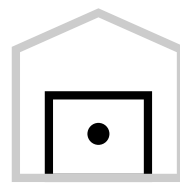
Steel portal frame construction



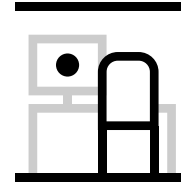
Eaves height 4.26m – 5.85m



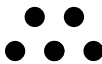
Three phase power supply



4 automatic roller shutter doors



External office accommodation



Location



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

Well positioned along the A523, in an established industrial estate with easy access to Manchester Airport and the wider regional road network.

Adlington Industrial Estate is located in Poynton, between Manchester and Macclesfield. The estate benefits from excellent connectivity, immediately adjacent to the A523, providing easy access to the M6, Manchester city centre and Manchester Airport.

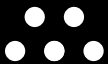
The industrial estate serves both local and national business, as well as those looking for close proximity to the airport.

	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 | PROSEAL |
| 3 | ASHTON TYRE SPECIALISTS |
| 4 | SENIOR AEROSPACE BWT |
| 5 | ADLINGTON ESTATE |
| 6 | CHAPEL INTERIORS |
| 7 | INTERKET WORK |



Aerial



A523

Senior Aerospace
BWT

Adlington Estate

James Pugh & Son

Interket Work

Proseal

Ashton Tyre
Specialists Limited

William Kirk

Premier Gravel
Direct

Cemex Poynton

INDICATIVE BOUNDARY LINE

ADLINGTON INDUSTRIAL ESTATE • POYNTON • SK10 4NL



Site Plan

The property has been measured in accordance with the Code of Measuring Practice (6th edition) and comprises the following floor area on a GIA basis:

● WAREHOUSE

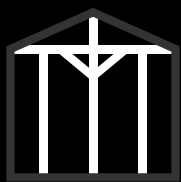
40,938 sq ft

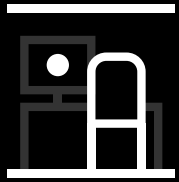
● CANOPY

14,384 sq ft

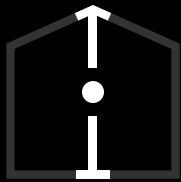
The property comprises a warehouse/industrial facility situated within the well-established Adlington Business Park, one of Macclesfield’s premier commercial locations.. The park benefits from a strategic position with excellent connectivity to the A523 and A6, providing convenient access to the wider Cheshire and Greater Manchester region.

The unit offers a versatile open-plan layout suitable for a range of industrial, storage, or light manufacturing uses. Constructed to a modern specification, it features:

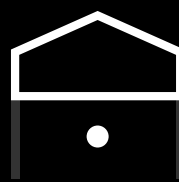
- 

Steel portal frame construction
- 

External office accommodation with staff welfare facilities
- 

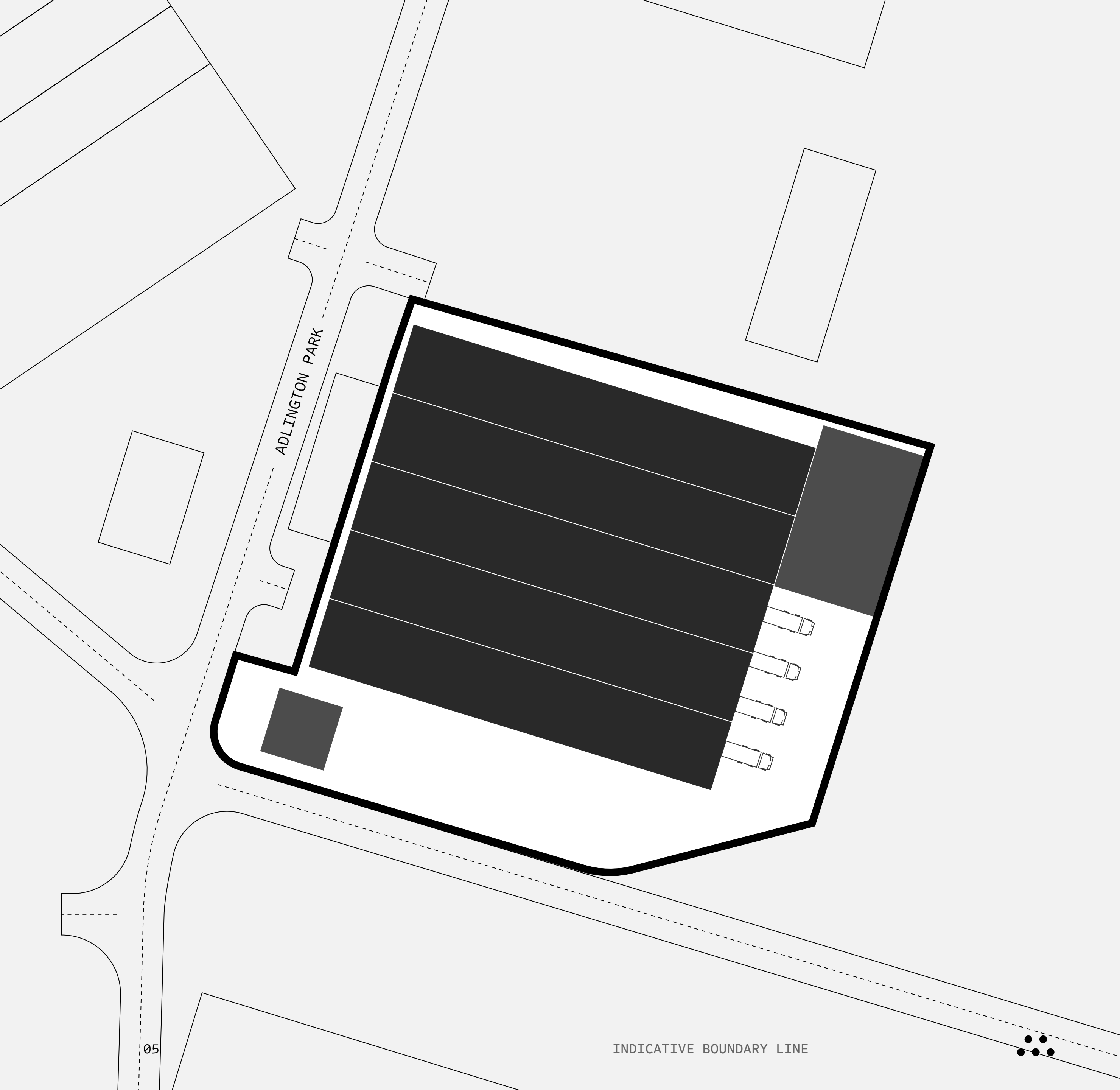
Three phase power supply
- 

Eaves height ranging from 4.26m – 5.85m
- 

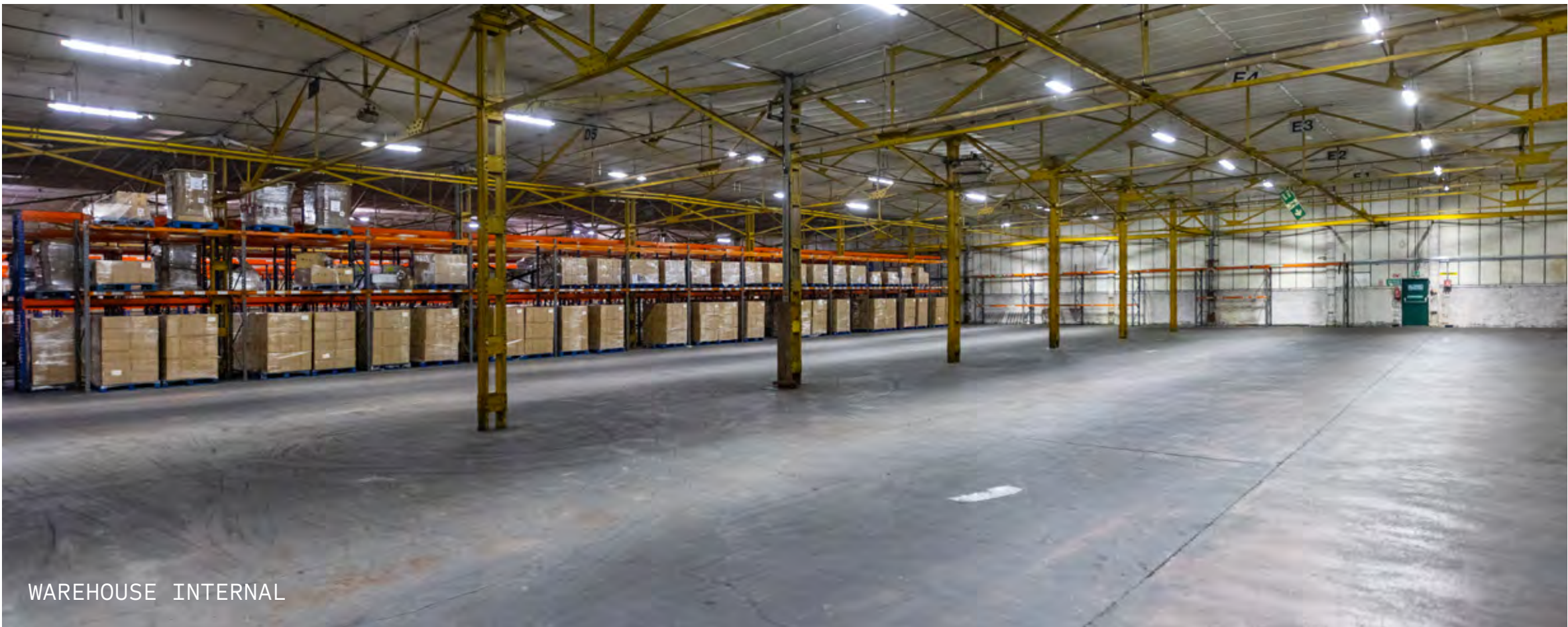
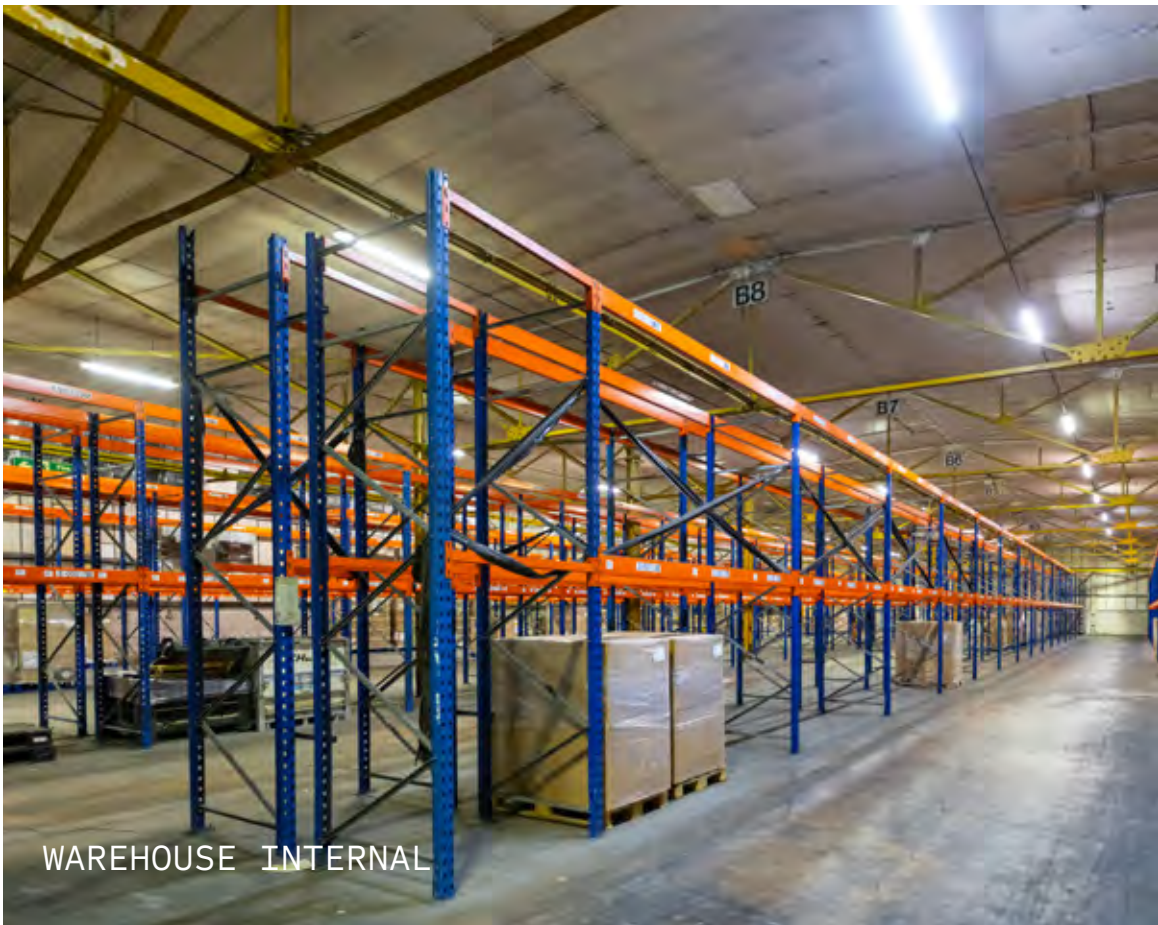
Large loading access area via 4 automatic roller shutter doors
- 

Dedicated loading and servicing areas partially covered and lit via a canopy area

Externally, the property benefits from a secure yard/parking area providing generous circulation space for goods vehicles, alongside designated car parking. Adlington Business Park is a popular and established commercial estate, attracting a strong mix of national and regional occupiers.



Site Details



TENURE



Available Now

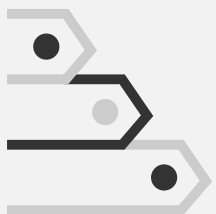
New lease available for a term to be agreed.

RENT



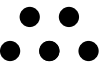
Rent On Application

EPC RATING



EPC B (31)

Details available on request.



View Drone
Footage



Modal 21 Adlington



Legal Costs

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

VAT

The property is VAT registered.

EPC

The current EPC rating is B(31). A copy of the certificate is available on request.

Planning

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

Business Rates

The VOA shows an entry in the current rating list of £103,200.

Interested parties should make their own enquiries.

Other

The site benefits from mains water and three-phase electricity. Power capacity is available on request.

Contacts

For more information please contact:



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