

# Poynton Industrial Estate

Poynton Industrial Estate Stockport SK12 1ND  
Warehouse | 19,277 ft<sup>2</sup>



Excellent road links



Close proximity to the  
motorway



EPC C rating



LED lighting



Newly refurbished

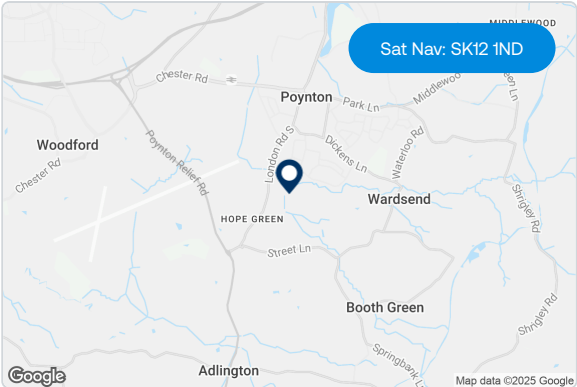
Available to Let

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## Description

Poynton Industrial Estate offers detached warehouse units, conveniently located for access to Stockport town centre, Manchester and the M60. The units have been refurbished to a high specification, offering LED lighting and EPC B rating for increased energy efficiency.



## Location

The units are located on the corner of First Avenue and Third Avenue on Poynton Industrial Estate with immediate access from A523 London Road. This in turn leads to the A6 Stockport Road offering easy access to Stockport town centre and Manchester beyond. The A523 Poynton Bypass recently completed nearby which links to the A555 Manchester Airport Relief Road. This allows swift access to the Airport, M60 and wider region.

## Further information

**EPC**  
Unit 8: C

**Terms**  
Available on new full repairing and insuring leases.

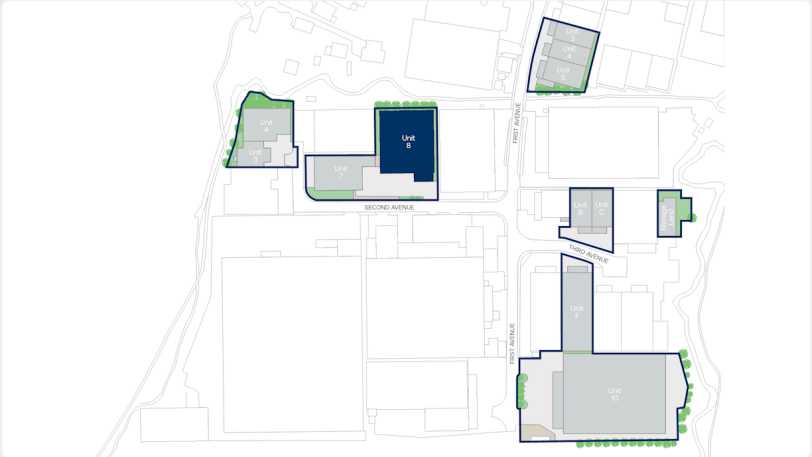
**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 8, Second Avenue	Warehouse	19,277	Immediately
Total		19,277	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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