TWO UNITS REMAINING

VULCAN

@ADLINGTON

LAST FEW UNITS OF PHASE 2 AVAILABLE
NEW TRADE / INDUSTRIAL UNITS

5,441 TO 20,316 SQ FT
TO LET

LONDON ROAD SOUTH, ADLINGTON, CHESHIRE SK10 4NL

LOCATION

VULCAN IS LOCATED ON THE FINAL PHASE OF ADLINGTON BUSINESS PARK, WHICH BORDERS POYNTON AND LIES BETWEEN STOCKPORT TO THE NORTH, MACCLESFIELD TO THE SOUTH AND WILMSLOW TO THE WEST.

Adlington Business Park is highly accessible off the A523 London Road and is within 150 metres of the junction with the new Poynton Relief Road which links directly with the £50m A555 Airport Link Road. The relief road is now open and provides direct access to Manchester Airport (7 mins), the M56 (8 mins) and M60 (9 mins). Occupiers include a new Starbucks adjacent to the entrance of the business park and local amenities in Poynton include Waitrose, Costa Coffee, Greggs, Morrisons, Aldi, WH Smith and a number of local restaurants and retailers .

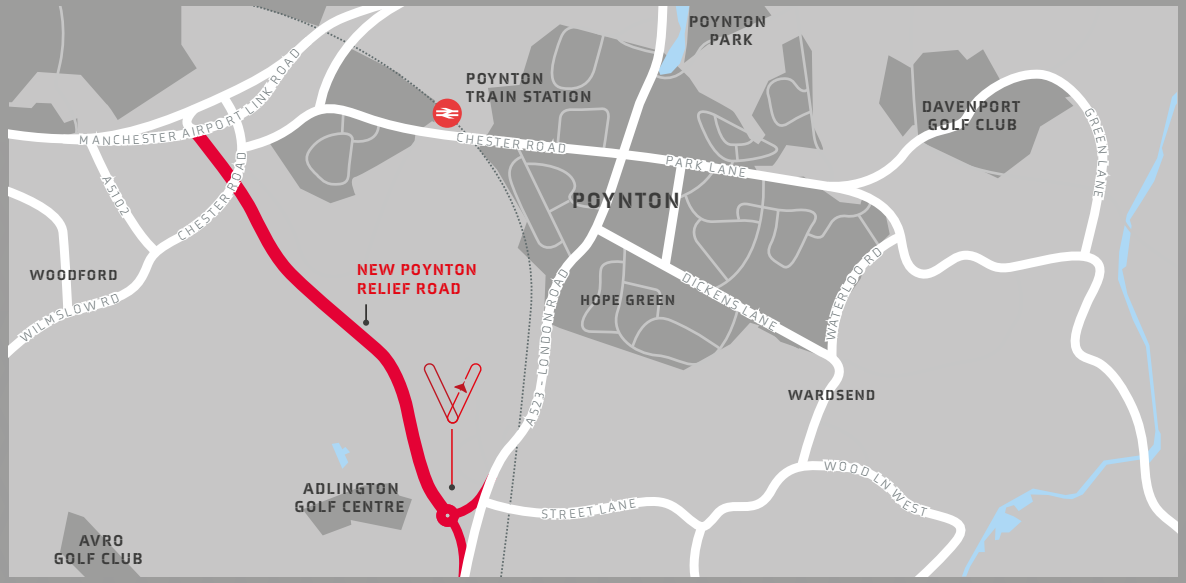
The existing estate comprises over 50 acres of employment land and is home to major occupiers such as Proseal, William Kirk, Senior Aerospace, Cardiac Services and Interket. Adlington enjoys a central position within South Manchester and its borders, and is well located in proximity to Wilmslow, Alderley Edge and Macclesfield.

LOCAL OCCUPIERS

Proseal® William Kirk Cardiac SERVICES senior Aerospace

TO LET // 5,441 TO 20,316 SQ FT

CONNECTIONS



20 min drive to **Manchester City Centre**

9 min drive to **M60 Motorway Junction 4**

8 min drive to **M56 Motorway Junction 5**

7 min drive to **Manchester International Airport** via Manchester Airport Link Road

5 min drive to **Poynton Train Station**

TO LET // 5,441 TO 20,316 SQ FT

TO LET // 5,441 TO 20,316 SQ FT

TO LET // 5,441 TO 20,316 SQ FT

VULCAN PHASE 2

PHASE 2 NOW AVAILABLE

TO LET // 5,441 TO 20,316 SQ FT

TO LET // 5,441 TO 20,316 SQ FT

DESCRIPTION

FLEXIBLE PURPOSES UNDER USE CLASSES E(g), B2, B8

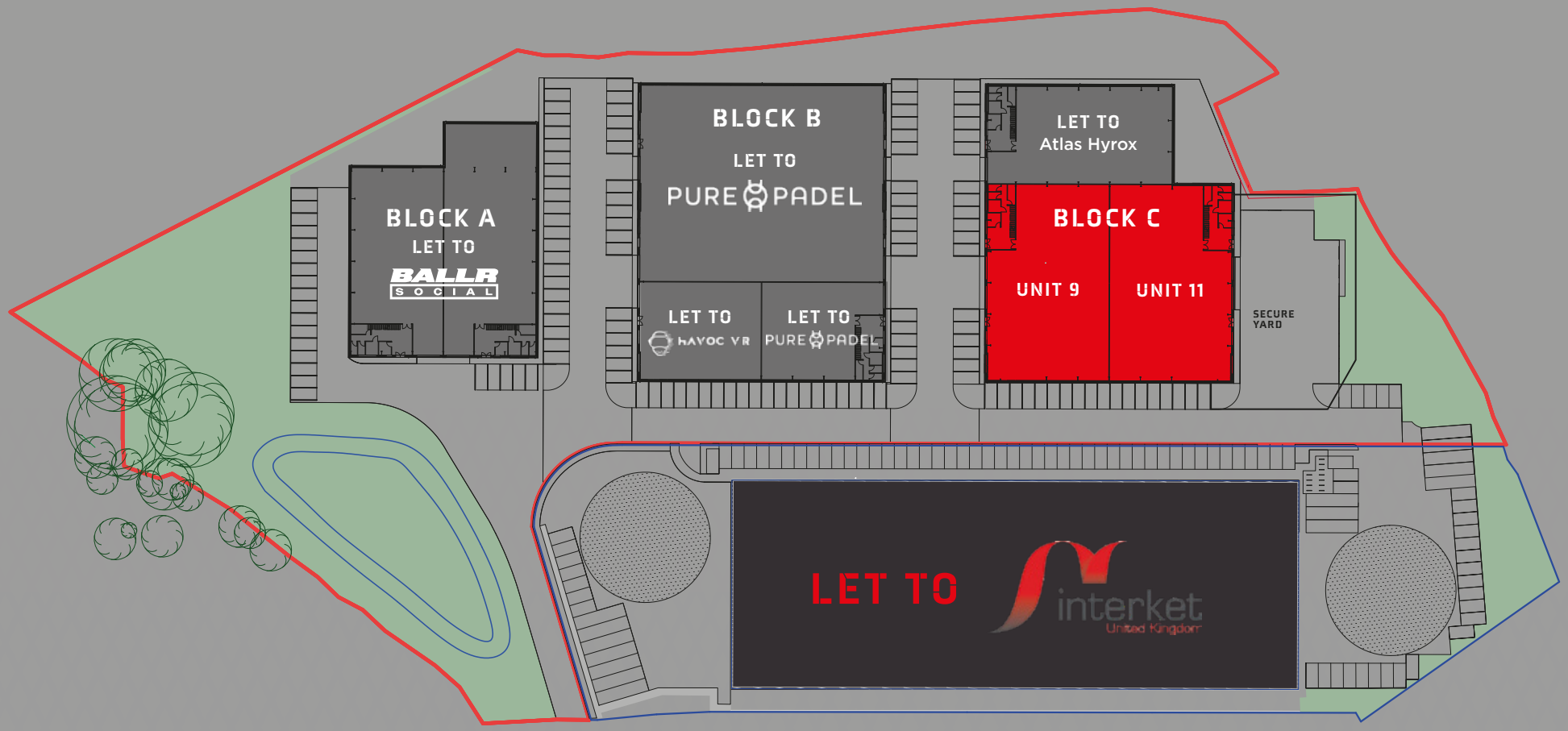
The site has been landscaped with private parking and yard areas.

The specification includes:

VULCAN PHASE 2

- Min 8m eaves
- "A" rating EPC
- 50 kn/m2 floor loading
- Full height access doors
- 900 KVA Electricity Supply
- Designated parking spaces
- Mains gas supply
- Over 10% office content
- Dedicated EV Charging points
- Secure site

TO LET // 5,441 TO 20,316 SQ FT



AVAILABILITY

SEE BELOW BREAKDOWN OF AREAS FOR THE UNITS:

GIA measurements including first floor offices

BLOCK C

UNIT NINE	933.20 SQ M	10,045 SQ FT
UNIT ELEVEN	933.10 SQ M	10,043 SQ FT

TO LET // 5,441 TO 20,316 SQ FT

FURTHER INFORMATION

TERMS
The units are available by way of new FRI leases.

RENT
Upon application.

RATES
The properties have yet to be assessed for rating purposes.
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
For all enquiries or to request a viewing, please contact the joint agents.

ANTI-MONEY LAUNDERING
In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.

HALLAMS Property Consultants
01625 262222
www.hallams.com

Jack Hallam
jhallam@hallams.com
07767 884 855

Anthony Howcroft
ahowcroft@hallams.com
07801 850 212

Sixteen.
sixteenrealestate.com
0161 461 1616

Andy Backhouse
andy@sixteenrealestate.com
07548 596 271

IMPORTANT NOTICE. Hallams and Sixteen Real Estate give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated September 2026.

Designed by:
Blaze Marketing
0161 387 7252

TO LET // 5,441 TO 20,316 SQ FT