

CHESHIRE TO LET

Alderley Park, SK10 4TG

**LYONS
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PROPERTY CONSULTANTS



Location and Description

An opportunity to lease the distinctive former security gatehouse at the main entrance of Alderley Park. This compact unit offers complete exposure to all park traffic. The surrounding road layout also offers potential for drive-thru capabilities or dedicated parking. Ideal for high-impact branding, small-scale retail/coffee, or grab and go opportunities. Nestled at the heart of historic Alderley Park, just minutes away from Alderley Edge and affluent towns of Wilmslow, Prestbury, Macclesfield and Knutsford, this prestigious location offers you an unmissable opportunity to bring your vision to life in a unique setting.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rent: £12,500 per annum

Service Charge and Insurance

A service charge is payable. Further information on request.

Video

https://youtu.be/4migkL_DypE

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	492	45.71

VAT

Applicable

EPC

A full copy of the EPC is available upon request

Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

All Enquiries

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