CHESHIRE TO LET

Alderley Park, SK10 4TG







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

All Enquiries

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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

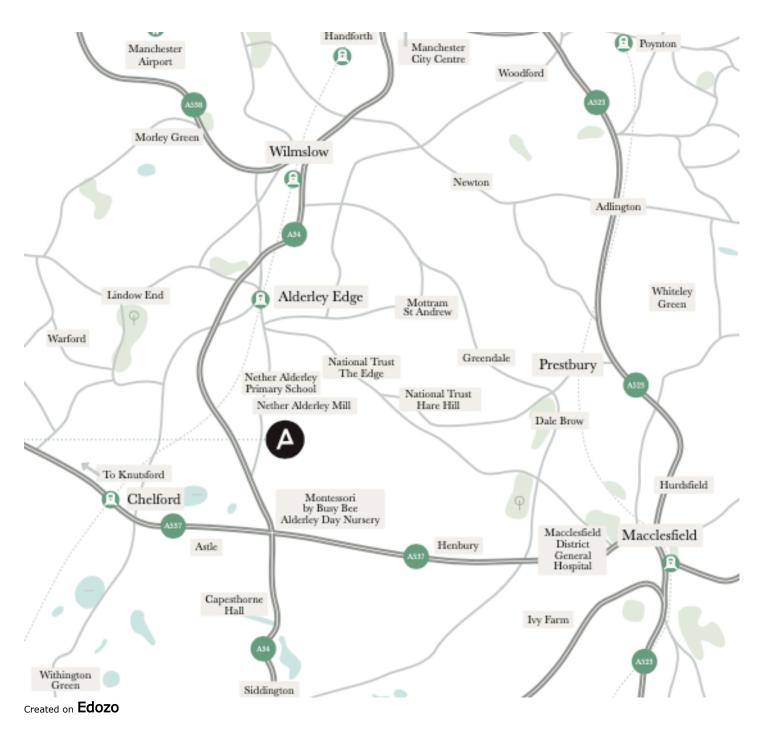
Money Laundering Regulations

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.

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Alderley Park



Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Date: 02/12/2025

