

Poynton Industrial Estate

Poynton Industrial Estate, Stockport. SK12 1ND

Warehouse | 8,841 - 28,118 ft²



Excellent road links



Close proximity to the motorway



EPC B rating



Energy efficient LED lighting



Newly refurbished



Ground/First floor offices

Available to Let



Location & Connections

The units are located on Second 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.





Description

Poynton Industrial Estate offers modern, refurbished warehouse accommodation with excellent access to Stockport, Manchester, and the M60 motorway network. The unit benefits from energy-efficient LED lighting, a full-height loading door, and flexible space suitable for a range of industrial and distribution uses, providing an excellent opportunity for businesses seeking high-quality accommodation with strong transport links across Greater Manchester.

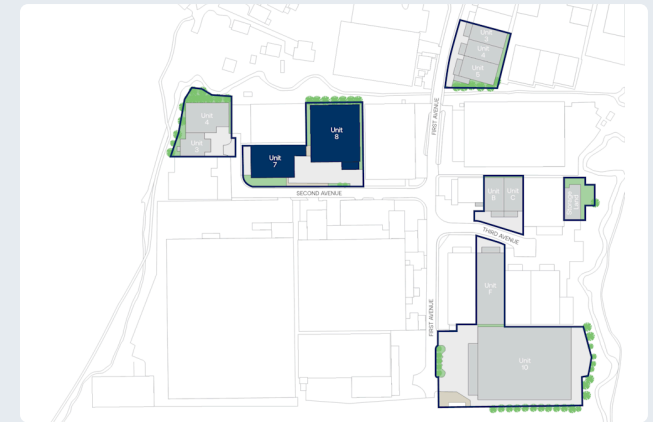
Further information

EPC
Unit 8: B, Unit 7: E

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 7, Second Avenue	Warehouse	8,841	Immediately	5,526
Unit 8, Second Avenue	Warehouse	19,277	Immediately	POA
Total		28,118		

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.

[Book a viewing](#)

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