Poynton Industrial Estate

Stockport. SK12 1ND

Warehouse | 8,841 - 28,118 ft²

- Excellent connectivity
- Close to motorway
- EPC rating B
- LED lighting
- Newly refurbished
- Office space



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

Available immediately, Poynton Industrial Estate offers a modern detached warehouse space, conveniently located for access to Stockport town centre, Manchester and the M60.

The units have been refurbished to a high specification, offering energy efficient LED lighting within the warehouse. The unit also comes with one loading door, complete with ground and first floor office accommodation located to the front of the unit.

The property represents an excellent opportunity for businesses requiring high-quality industrial accommodation with superior transport connectivity across the Greater Manchester region.

Further information

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.

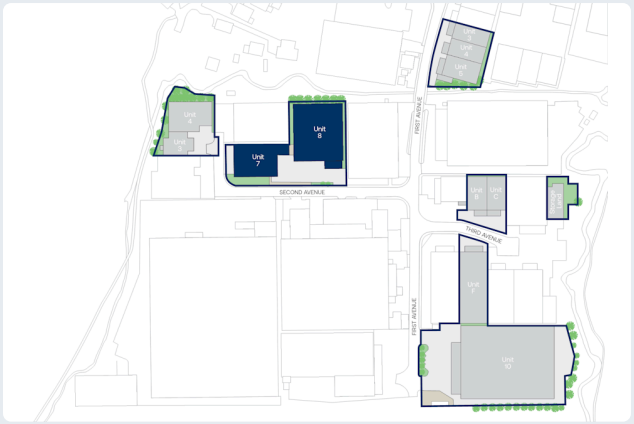
Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Sam Gratton
Mileway
northwest@mileway.com
01925 358160

Mark Sillitoe
Williams Sillitoe
ms@willsill.co.uk
07970 072128

Megan Kavanagh
JLL
Megan.Kavanagh@jll.com
07927 674573



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 7, Second Avenue	Warehouse	8,841	Immediately	6,262	B
Unit 8, Second Avenue	Warehouse	19,277	Immediately	15,663	B
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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway