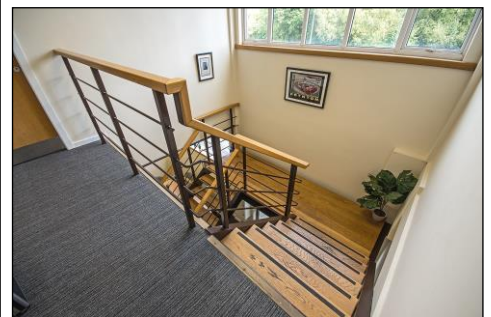


## Suite 2, Armcon Business Park, London Road South, Poynton, SK12 1LQ

**To Let**  
£14,000 - 18,000 per annum,  
exclusive  
(including car parking)



**130.8 - 223.2 sq.m (1,408 - 2,403 sq.ft)**

**Modern, first floor office suite with good natural light, on-site car parking and optional ancillary storage space of 92.4 sq.m (995 sq.ft)**

- Superfast broadband services available
- Suspended ceiling with integral lighting
- Conveniently located between the centres of Stockport and Macclesfield
- UPVC double glazed window units
- Impressive communal entrance foyer
- Substantial shared kitchen/breakout area
- Gas fired central heating
- Network cabling
- Close to the centre of Poynton which provides local amenities
- Poynton occupiers include Waitrose, Aldi, Morrisons, Boots, Pizza Express, Costa Coffee and many others
- Recent improvements to the road network around Poynton include the by-pass that links to the motorway network

## Location

The offices form part of Armcon Business Park on London Road South, just south of Poynton village centre where there is a range of retail and eating facilities provided. Poynton occupiers include Waitrose, Aldi, Morrisons, Boots, Pizza Express, Costa Coffee, Tom Yam, Panache and many others. Poynton is a popular residential area, being conveniently located for Stockport town centre (5 miles) and the motorway network, as well as being on the edge of local countryside. Recent improvements to the road network around Poynton include the bypass linking to the motorway network. Manchester Airport is within approximately 15/20 minutes' drive. (SatNav:SK12 1LQ)

## Description

The office suite forms part of a two storey office building with brickwork elevations and a mainly flat roof. Internally the offices benefit from suspended ceilings with integral lighting, UPVC double glazed window units and good natural light.



## Ground Floor

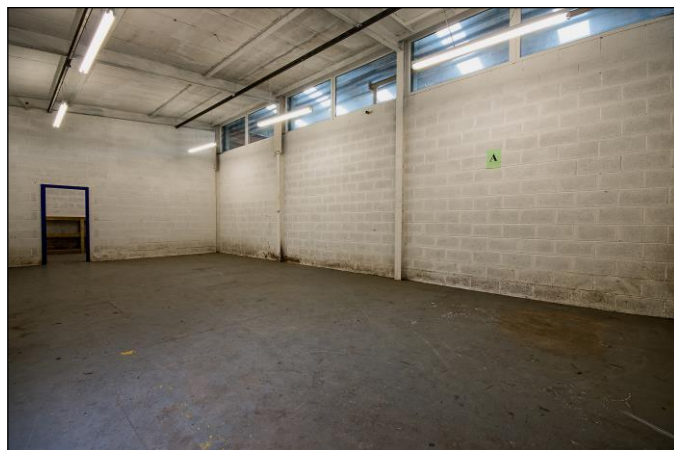
Impressive communal entrance foyer/reception area with broad open tread stairway to the first floor. In addition there are ladies and gents toilets and a communal kitchen/breakout area with fitted wall and base units and sink unit.



## First Floor

Communal landing area with door to:  
Suite 2: 130.8 sq.m (1,408 sq.ft) net internal area, providing a mainly clear span office area with part glazed partitioning to form three private office/meeting rooms.

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.



## Lock-up Store (optional)

92.4 sq.m (995 sq.ft) approx. gross internal area.

## Car Parking

There is a substantial surfaced communal car parking area where the tenant may park up to 12 cars.

## Security

(Details to be confirmed).

## Services

Available services include, gas, electricity, water and drainage. The premises benefit from a gas fired central heating installation with radiators to the main areas, super fast broadband is available and the suite itself has network cabling. The office suite is separately metered for gas, electricity and water (to be confirmed).



## Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.

## Rateable Assessment

Rateable Value: £(to be advised)

Business Rates Payable 2024/25: £(to be advised)

The tenant will be responsible for the payment of Business Rates (details to be confirmed).

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

## Lease Terms

An internal repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954).

## Rent

First Floor (1,408 sq.ft): £14,000 per annum, exclusive plus VAT.

First Floor & Lock-up Store (2,403 sq.ft): £18,000 per annum, exclusive plus VAT.

(The Landlord may require a Rent Deposit).



## Legal Costs

Each party will be reasonable for their own legal costs.

## Service Charge

The Landlord levies additional charges in respect of the maintenance of landscaping and external window cleaning and this is presently running at £1.14 per sq.ft plus VAT (details to be confirmed). The tenant is also responsible for a proportional contribution towards the annual buildings insurance premium for the property (details to be confirmed). The occupiers of Suite 1 and Suite 2 will share (50:50) the cost/responsibility for maintaining the common areas including the entrance foyer, ladies and gents toilets and kitchen/breakout area (details to be confirmed).



## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

## Possession

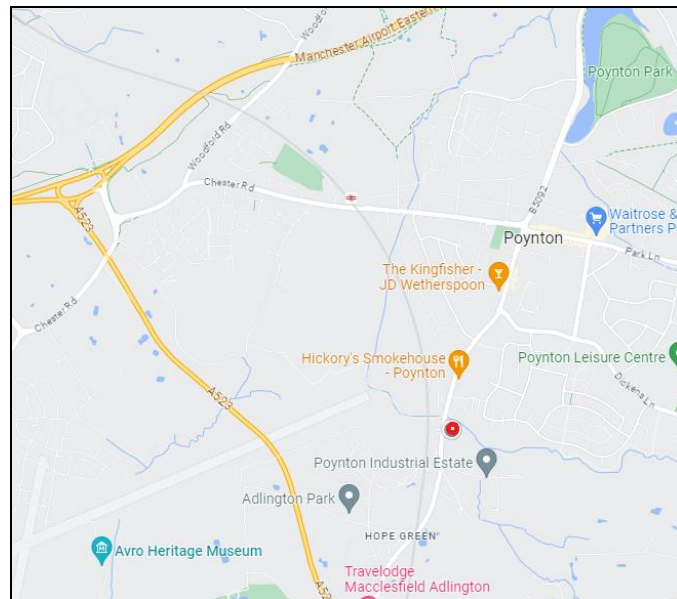
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.



## Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit [www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

**(PA3537OFF-11/07/24-Draft.5)**

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.