

# LONDON HOUSE

## Poynton

SK12 1YP



TO LET | REFURBISHED OFFICES | 1,000 - 5,031 SQ FT |

**Edwards & Co**

# MODERN, EFFICIENT, OFFICES.

The property is a modern three storey office building originally constructed as a Head Office for Rowlinson Construction.

The common areas and reception have recently undergone refurbishments to provide a contemporary welcome to the building for occupiers.



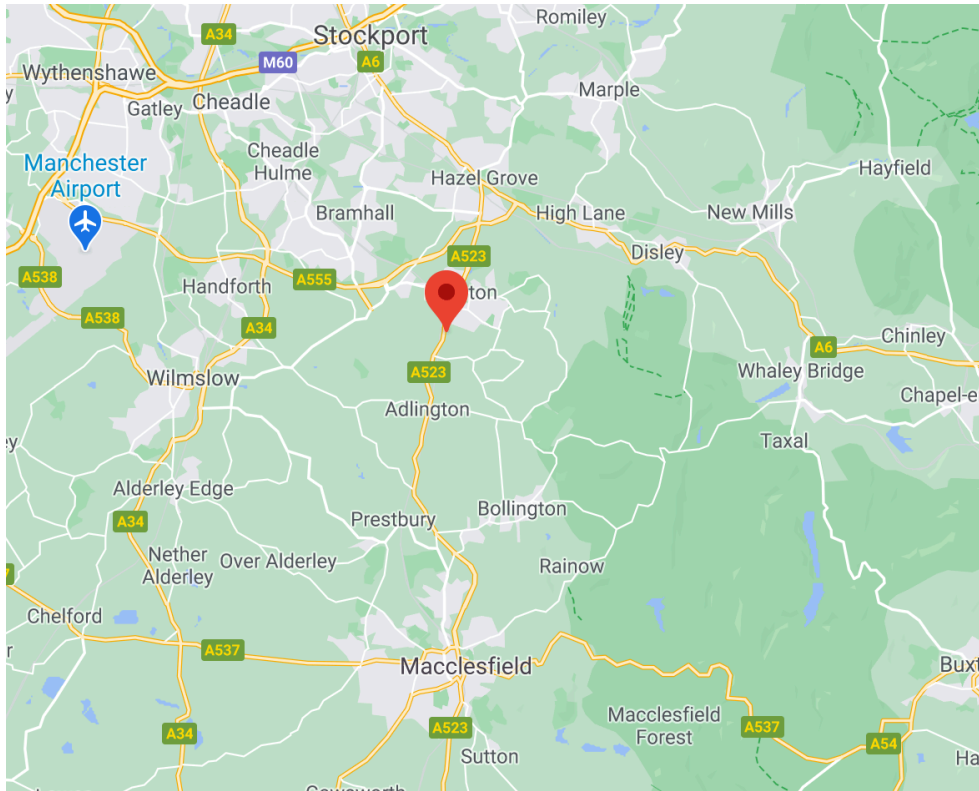
# THE BUILDING

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## THE LOCATION

# PROMINENTLY POSITIONED



Second Avenue within 100 metres of its junction with London Road South (A523) and just 1 mile south of Poynton town centre.

Poynton is located midway between Stockport and Macclesfield with access to Manchester International Airport and the motorway network via the airport eastern link road in neighbouring Woodford.

Poynton is also served by a national railway station, which is located less than 1 mile away. There are regular services to Manchester (24 minutes), Macclesfield (10 minutes) and London Euston (128 minutes). Manchester Airport lies 5 miles North East of Alderley Edge.

Poynton is home to a number of national retailers. Waitrose, café Nero, Costa Coffee, Pizza Express, Greggs, Boots, are a few of the retailers found on park lane.



# AVAILABILITY



AREA	SIZE (SQ FT)	SIZE (SQ M)
First Floor East Wing	2,276	211
First Floor West Wing	2,755	256
<b>TOTAL</b>	<b>5,031</b>	<b>467</b>

Will consider splits from 1,000 sq ft. The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

- MODERN REFURBISHED OFFICE SPACE
- SUSPENDED CEILINGS
- LED LIGHTING
- PERIMETER TRUNKING
- SHARED KITCHEN FACILITIES
- CONTEMPORARY RECEPTION
- PASSENGER LIFT
- CAR PARKING
- HIGH SPEED INTERNET PROVIDED BY CONNECTUS

## TERMS \_\_\_\_\_

### LEASE

A new lease is available for a term of years to be agreed.

### TERM / RENT

On application.

### VAT

All prices are quoted exclusive of by may be subject to VAT.

### VIEWING

Strictly by appointment with the joint agents.



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**MBRE**

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