

London House, First Avenue, Poynton, Cheshire, SK12 1YP

TO LET

- Recently refurbished modern office space
- From 1,000 SQ FT to 5,000 SQ FT Available
- £16.50 per SQ FT
- Car Parking
- Well established office location.
- Internal office accommodation can be split to suit any requirement
- Lift to the top floor
- Waitrose, Aldi, Café Nero, Costa Coffee, Pizza Express, Greggs and Boots all on the doorstep

LOCATION

London House is located just off London Road South (A523) approximately one 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. Alderley Edge is home to a number of national retailers and multiple successful independent retailers. Waitrose, Café Nero, Costa Coffee, Pizza Express, Greggs, Boots, are a few of the retailers found on Park Lane.



DESCRIPTION

The property has just undergone a recent refurb including all common areas, toilets and office suites. The available office suites are located on the ground & 1st floor level and benefits from it's own self-contained open plan office with a private kitchen and parking.

FLOOR AREAS

Ground Floor East Wing 2,275 sq ft 211.4 m2

First Floor East Wing 2,276 sq ft 211.5 m2

First Floor West Wing 2,755 sq ft 256 m2

Total 7,305 sq ft 678.6 m2

TERMS

The premises are available by way of an effectively full repairing and insuring lease by way of a service charge, for a term to be agreed.

RENT

£16.50 per sq. ft. exclusive of VAT, business rates, service charge and all other outgoings.

VAT

All prices and rents are exclusive of, but may be liable to VAT.

SERVICE CHARGE

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building, figures available upon request.

EPC

Provided upon request.

VIEWINGS

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