

**VIEWS**

# **ADULLAM**

**CONTEMPORARY OFFICE UNITS**

**FOR SMALL BUSINESS OWNERS  
& SATELLITE OFFICE**

**LONDON ROAD, ADLINGTON,  
MACCLESFIELD, SK10 4DU**

# CONTEMPORARY OFFICE SUITES

140sqft to 250sqft

Suitable for single occupiers and small businesses of 1 to 6 staff



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**ADULLAM**

# PRESTIGIOUS ENTRANCE

Suitable for satellite & corporate office occupiers





**Plug & Play WiFi included,  
Natural timber floors &  
comfort cooling**

# HIGH QUALITY SHARED KITCHEN



LONDON ROAD, ADLINGTON,  
MACCLESFIELD, SK10 4DU

**ADULLAM**

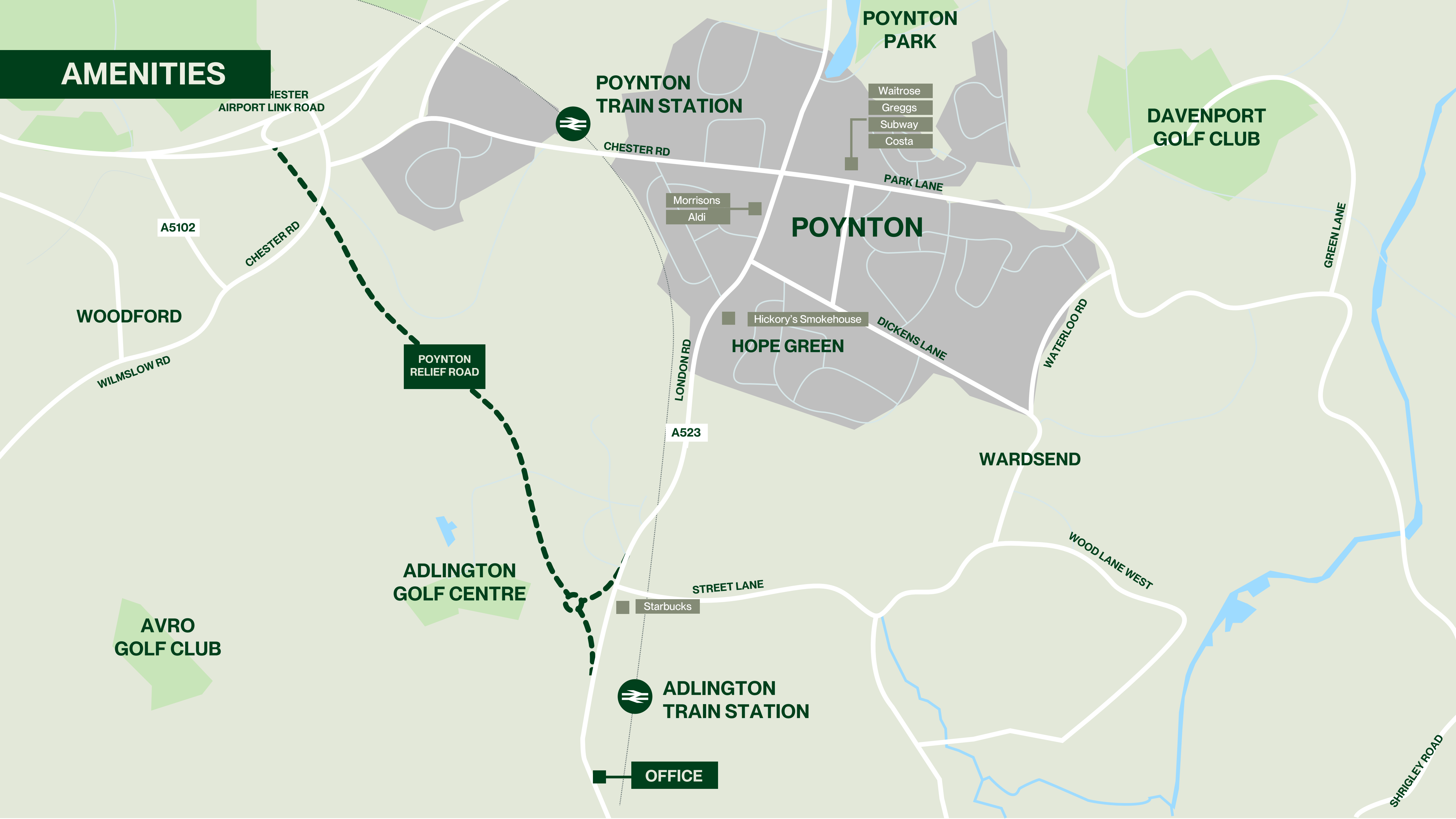
## LOCATION

## TRAVEL TIMES

Macclesfield	8 mins
Bollington	8 mins
Poynton	9 mins
Prestbury	5 mins
Wilmslow	13 mins
Alderley Edge	16 mins
Stockport	27 mins
Cheadle	21 mins
Knutsford	29 mins



# AMENITIES



CHESTER AIRPORT LINK ROAD

POYNTON TRAIN STATION

POYNTON PARK

DAVENPORT GOLF CLUB

- Waitrose
- Greggs
- Subway
- Costa

CHESTER RD

- Morrisons
- Aldi

POYNTON

PARK LANE

A5102

CHESTER RD

WOODFORD

WILMSLOW RD

POYNTON RELIEF ROAD

LONDON RD

A523

- Hickory's Smokehouse

HOPE GREEN

DICKENS LANE

WATERLOO RD

GREEN LANE

WARDSSEND

ADLINGTON GOLF CENTRE

AVRO GOLF CLUB

- Starbucks

STREET LANE



ADLINGTON TRAIN STATION

OFFICE

WOOD LANE WEST

SHRIGLEY ROAD

# GROUND FLOOR

The ground floor includes a unique double height foyer space and open stair leading to the first floor offices.

The shared kitchen is located on the ground floor along with three WCs.

A large office suite is located on the ground floor, with the benefit of two private offices, enclosed with high quality acoustic glazed partitions. This office also benefits from access to storerooms.

- OFFICE UNIT
- SHARED SPACE

GROUND FLOOR

SUITE 1 - LET 904 SQFT





# FIRST FLOOR

The first floor includes 7 high quality office suites, accessed off an architecturally designed corridor.

Two WCs are located on the first floor, fitted out to an exceptionally high standard.

- OFFICE UNIT
- SHARED SPACE

## FIRST FLOOR

SUITE 2	161 sqft
SUITE 3	183 sqft
SUITE 4	172 sqft
SUITE 5	140 sqft
SUITE 6	248 sqft
SUITE 7	161 sqft
SUITE 8	237 sqft

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# DESCRIPTION

Adullam is an attractive office building fitted out to a very high standard. It enjoys a prominent position on London Road, located between Macclesfield and Poynton.

The property contains eight high specification furnished office suites, ranging in size from 140sqft to 250sqft. Suitable for start ups, SME and satellite offices.

## RENT & TERMS

The office suites are available on an all inclusive basis (heating, electricity, water, data) except for rates. Flexible leases from 6 months. No vat is applicable.

## RATES

The office units are rated individually. Small business rates relief should apply to qualifying businesses.

## CAR PARKING

The site includes a private car park, with parking spaces exclusively for the office occupiers.

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## DATA / INTERNET

Each office has access to a private Plug & Play wifi network.

## COMFORT COOLING

Each office has independent comfort cooling.

## HEATING

Recessed floor heating, fed by hot water.

## FLOORING

The office suites are fitted with natural timber flooring.

## KITCHEN

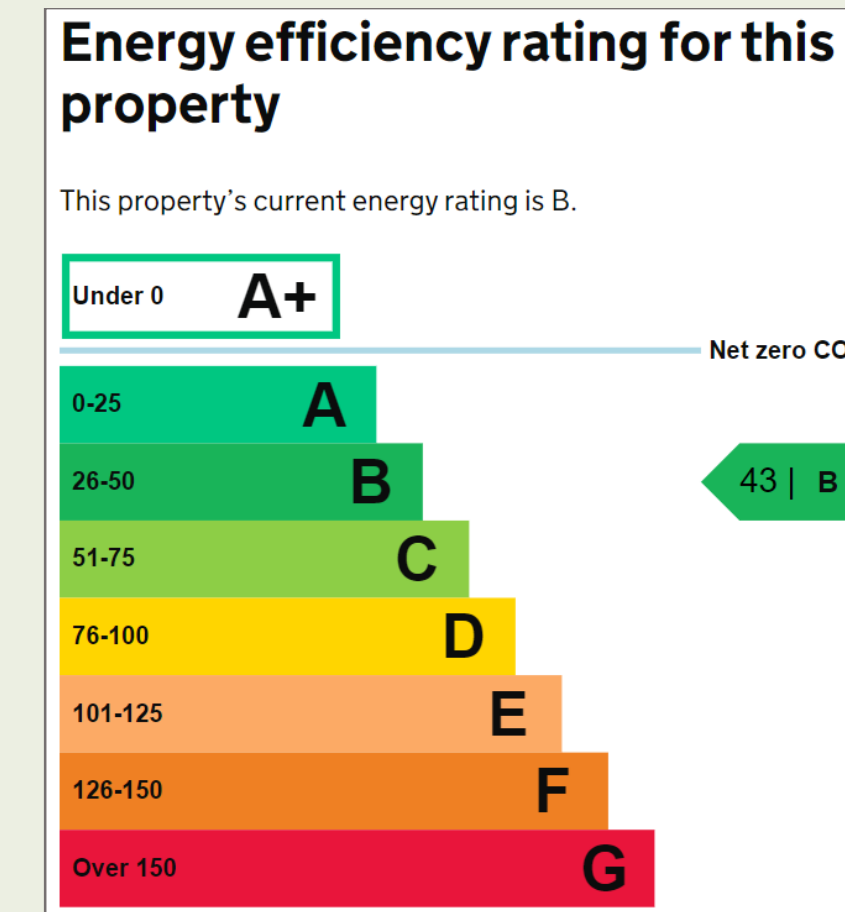
There is a shared high-quality kitchen including an eating area on the ground floor.

## TOILETS

The offices benefit from toilet facilities fitted out to an exceptionally high standard.

## EPC RATING

The property benefits from a high EPC rating of B.



## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment with the letting agent

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