



The Brickworks

Adlington Business Park, Macclesfield, SK10 4NL

Refurbished Self-Contained Office Properties For Sale or To Let

2,837 to 17,191 sq ft
(263.57 to 1,597.10 sq m)

- 5 Individual Self-contained Offices
- Ideal Owner Occupier or SIPP/SASS Purchase
- Good Car Parking
- Great Road Links to Manchester Airport (7 mins) and NW Motorway Network

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Summary

Available Size	2,837 to 17,191 sq ft
Rent	£17.50 per sq ft
Price	Price on application
Rates Payable	£4.29 per sq ft
Car Parking	77 Car Parking Spaces
VAT	Applicable. All prices are subject to VAT at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

The Brickworks, was developed as a terrace of five self-contained office properties. Over the years, the building has been a mix of multi occupancy and sole occupancy. Units are available from 2,837 sq ft to 17,191 sq ft in a fully refurbished condition, and can incorporate occupiers fit out, to provide a turn key solution. Brickworks provides a great solution for an owner occupier and SIPP/SASS purchaser or investor.

Location

Adlington business park, which borders Poynton and lies between Stockport to the north, Macclesfield to the south and Wilmslow to the west. Adlington Business Park is highly accessible off the A523 London Road and is within 150 metres of the junction with the new Poynton Relief Road which links directly with the £50m A555 Airport Link Road. The relief road provides direct access to Manchester Airport (7 mins), the M56 (8 mins) and M60 (9 mins). Occupiers include a new Starbucks adjacent to the entrance of the business park and local amenities in Poynton which include Waitrose, Costa Coffee, Greggs, Morrisons, Aldi, WH Smith and a number of local restaurants and retailers.

The existing estate comprises over 50 acres of employment land and is home to major occupiers such as Proseal, William Kirk, Senior Aerospace, Cardiac Services and Interket. Adlington enjoys a central position within South Manchester, and is well located in close proximity to Wilmslow, Alderley Edge and Macclesfield.

Accommodation

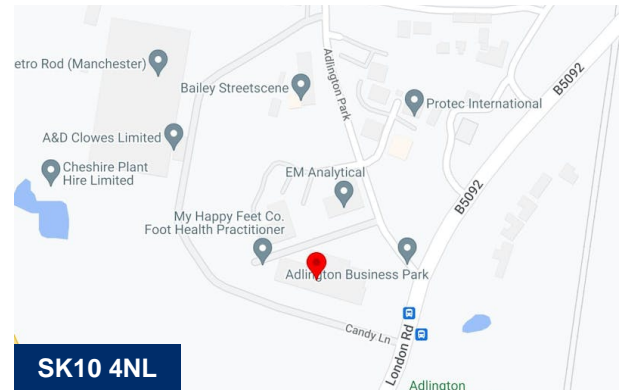
Name	sq ft	sq m	Availability
Unit - 1	3,705	344.21	Available
Unit - 2	2,837	263.57	Available
Unit - 3	4,107	381.55	Available
Unit - 4	2,837	263.57	Under Offer
Unit - 5	3,705	344.21	Under Offer
Total	17,191	1,597.11	

Viewings

By appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of an effective freehold sale. Or a new lease for a term of years to be negotiated.



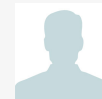
Viewing & Further Information



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