

PHASE 1 FULLY LET ✓



VULCAN
@ ADLINGTON

PHASE 2 AVAILABLE SUMMER 2024
NEW TRADE / INDUSTRIAL UNITS
5,409 TO 32,737 SQ FT
TO LET

LONDON ROAD SOUTH, ADLINGTON, CHESHIRE SK10 4NL

LOCATION

VULCAN IS LOCATED ON THE FINAL PHASE OF 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 is now open and 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 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 its borders, and is well located in proximity to Wilmslow, Alderley Edge and Macclesfield.

LOCAL OCCUPIERS

Proseal

William Kirk

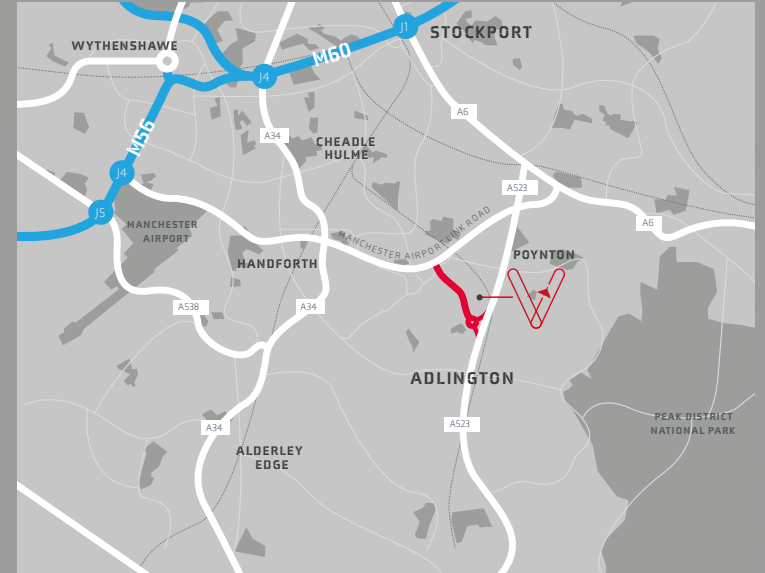
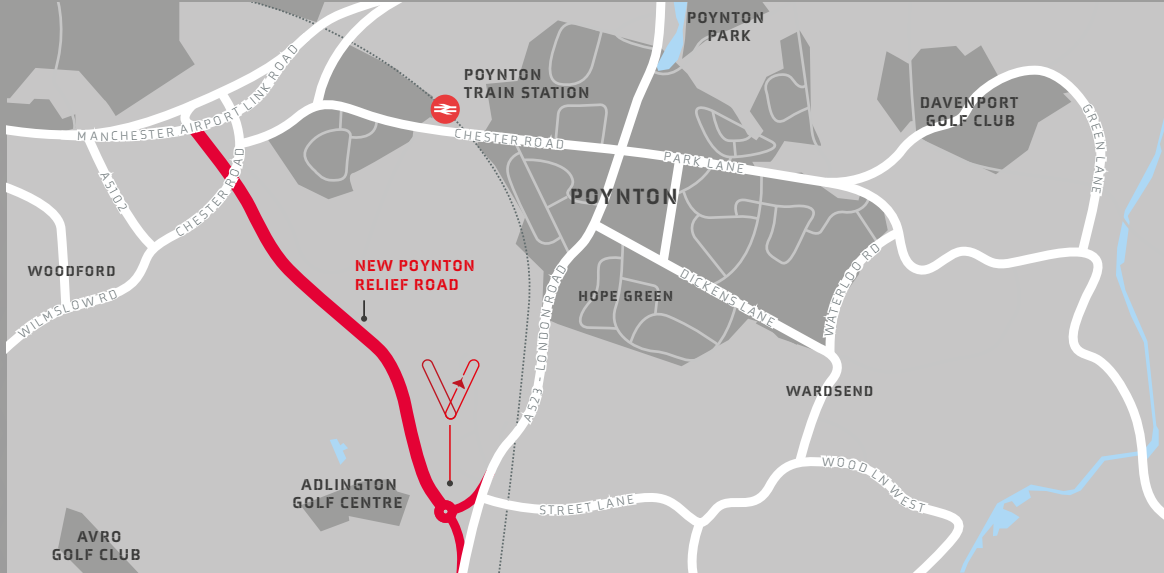
Cardiac
SERVICES

senior
Aerospace





CONNECTIONS



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20
min
drive to
**Manchester
City Centre**



9
min
drive to
**M60 Motorway
Junction 4**



8
min
drive to
**M56 Motorway
Junction 5**



7
min
drive to
**Manchester
International Airport**
via Manchester Airport
Link Road



5
min
drive to
**Poynton
Train Station**





MANCHESTER CITY CENTRE

MANCHESTER AIRPORT

A555

POYNTON TRAIN STATION

POYNTON TOWN CENTRE

ADLINGTON BUSINESS PARK



ADLINGTON GOLF COURSE

STOCKPORT

MANCHESTER

STARBUCKS

TRAVELODGE

NEW POYNTON RELIEF ROAD

WEST COAST MAINLINE

A523

HACCLESFIELD

LONDON

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LOCAL AMENITIES INCLUDE:



COSTA COFFEE

SUBWAY



WAITROSE & PARTNERS



GREGGS



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DESCRIPTION

FLEXIBLE PURPOSES UNDER USE CLASSES E(g), B2, B8

The site will be landscaped with private parking and yard areas.

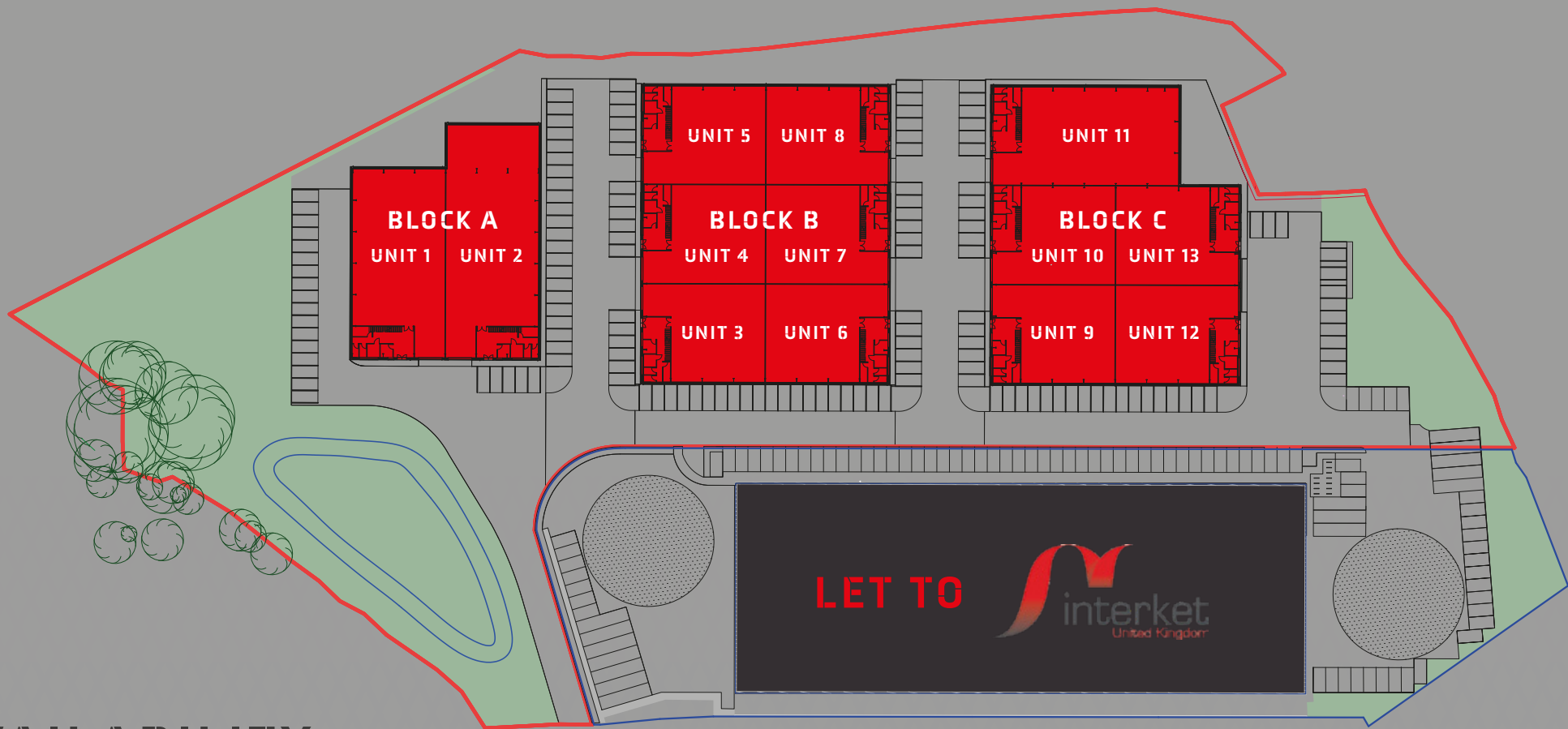
The specification includes:

VULCAN PHASE 2

- **Min 8m eaves**
- **“A” rating EPC**
- **50 kn/m2 floor loading**
- **Full height access doors**
- **Covered loading bays**
- **900 KVA Electricity Supply**
- **Designated parking spaces**
- **Mains gas supply**
- **Over 10% office content**
- **Dedicated EV Charging points**
- **Secure site**

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AVAILABILITY

SEE BELOW BREAKDOWN OF AREAS FOR THE TWO UNITS:

GIA measurements including mezzanines

VULCAN TWO CONSTRUCTION VIDEO

BLOCK A

UNIT ONE	707.30 SQ M	7,614 SQ FT
UNIT TWO	854.65 SQ M	9,199 SQ FT

BLOCK B

UNIT THREE	502.45 SQ M	5,409 SQ FT
UNIT FOUR	505.90 SQ M	5,446 SQ FT
UNIT FIVE	502.45 SQ M	5,409 SQ FT
UNIT SIX	502.45 SQ M	5,409 SQ FT
UNIT SEVEN	505.90 SQ M	5,446 SQ FT
UNIT EIGHT	502.45 SQ M	5,409 SQ FT

BLOCK C

UNIT NINE	505.50 SQ M	5,441 SQ FT
UNIT TEN	509.50 SQ M	5,479 SQ FT
UNIT ELEVEN	730.45 SQ M	7,863 SQ FT
UNIT TWELVE	505.65 SQ M	5,442 SQ FT
UNIT THIRTEEN	506.75 SQ M	5,454 SQ FT

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FURTHER INFORMATION

TERMS

The units are available by way of new FRI leases.

RENT

Upon application.

RATES

The properties have yet to be assessed for rating purposes.
Local Authority: Cheshire East Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

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

VIEWINGS

For all enquiries or to request a viewing, please contact the sole agent.



Jack Hallam
jhallam@hallams.com

Anthony Howcroft
ahowcroft@hallams.com

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0161 387 7252



Indicative shot

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