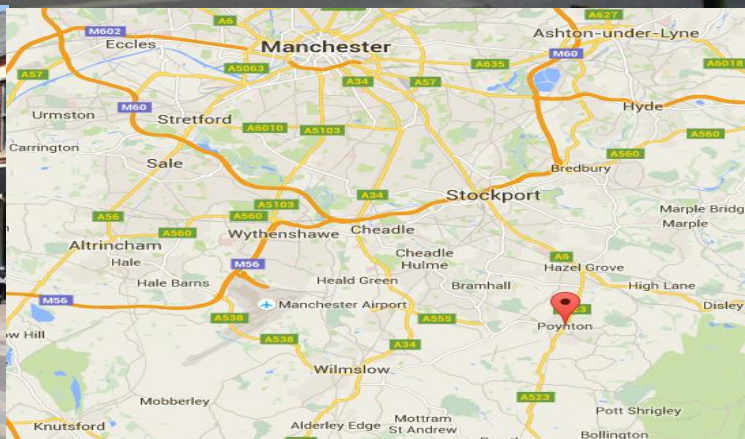




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TO LET



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

Churchill Chambers,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AS

01625 262222
www.hallams.com



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Poynton



The subject unit is located at the end of Second Avenue, off First Avenue within 100 metres of its junction with 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.

Poynton 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.

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Messrs. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property



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DESCRIPTION

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

The common areas have recently gone under some new refurbishments, with a new carpet and laminate areas. The toilets have been refurbished to a high standard.

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 (NIA)

First Floor East Wing	2,276 sq ft	211 m²
First Floor West Wing	2,755 sq ft	256 m²
Total	5,031 sq ft	467 m²

TERMS

The property is available by way of a new full repairing and insuring lease.

RENT

POA

RATES

Rateable Value - From £17,250 per wing



LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

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

VIEWINGS

Strictly by appointment with sole agents Hallams Property Consultants.



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