

Mileway

Poynton Industrial Estate Stockport

Available to Let
Warehouse

4,462 - 20,594 sq ft (415 - 1,913 sq m)



Excellent road links



Close proximity to the motorway



EPC B rating



LED lighting



Newly refurbished

Poynton Industrial Estate

Poynton Industrial Estate Stockport SK12 1ND



Description

Poynton Industrial Estate offers detached warehouse units, conveniently located for access to Stockport town centre, Manchester and the M60. The units have been refurbished to a high specification, offering LED lighting and EPC B rating for increased energy efficiency.

Location

The units are located on the corner of First Avenue and Third Avenue on Poynton Industrial Estate with immediate access from A523 London Road. This in turn leads to the A6 Stockport Road offering easy access to Stockport town centre and Manchester beyond.

The A523 Poynton Bypass recently completed nearby which links to the A555 Manchester Airport Relief Road. This allows swift access to the Airport, M60 and wider region.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

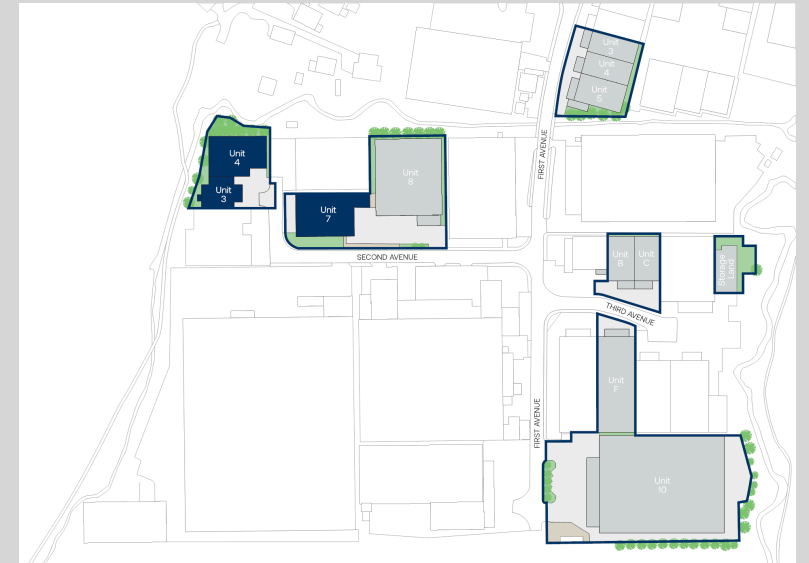
Viewing / Further Information

Please contact:

Mileway
George Brereton
northwest@mileway.com
01925 358160

JLL
Ruth Leighton
ruth.leighton@jll.com
07716 077 324

Williams Sillitoe
Mark Sillitoe
ms@willsill.co.uk
07970 072128



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Units 3 and 3A, Second Avenue	Warehouse	4,462	415	Immediately	£2,974 PCM
Unit 4, Second Avenue	Warehouse	7,291	677	Immediately	
Unit 7, Second Avenue	Warehouse	8,841	821	Immediately	
Total		20,594	1,913		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com

Mileway