

FOR SALE

UNIT 4,
ADLINGTON
BUSINESS PARK,
MACCLESFIELD
SK10 4NL

1.35 acres
0.55 hectares

- 1.35 Acre Site
- Situated on an Established Business Park
- Highly Accessible Location

carterjonas.co.uk/commercial



Carter Jonas

LOCATION

The site is located approximately one mile to the south of Poynton and circa 5 miles from Macclesfield. The site is some 12 miles south of Manchester city centre.

Adlington Business Park is highly accessible with direct access on to A523 London Road and is within a short distance of the junction with the new Poynton Relief Road which links directly with the A555 Airport Link Road. The relief road provides direct access to Manchester Airport (7 mins), the M56 (8 mins) and M60 (9 mins). Adlington and Poynton railway station are both 1.5 miles away.

Adlington Business Park is comprises over 50 acres of employment land and is home to major occupiers such as Proseal, William Kirk, Senior Aerospace.

DESCRIPTION

A great opportunity for B1 - B8 development in a sought-after business park.

The site comprises 1.35 acres and is of regular shape and mostly level. There are two poor quality steel portal frame buildings which account for approximately 10% of the total site area. The site is accessed via the main estate road on Adlington Park, and the adjacent site is being developed to comprise two high specification warehouses delivering a combined total of 120,000 sq ft.

ACCOMMODATION

Name	Size
Building 1	3,299 sq ft (306.48 sq m)
Building 2	2,745 sq ft (255.01 sq m)
Total	1.35 Acres (0.55 Hectares)

PLANNING USE

The site is currently used for the storage and distribution of aggregates. Adlington Business Park is allocated as 'Site LPS 51' under the Cheshire East Local Plan. The site may be suitable for a number of alternative uses including B1 - B8, subject to obtaining the necessary planning permissions. Interested parties are advised to make their own enquiries with the local planning authority.

TERMS

Offers are sought for the long leasehold interest held under title number CH274343. It is understood the property is long leasehold for 2,000 years from 25th December 1985. The building and land will be sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

Conditional and unconditional offers are invited for the site. Preference will be given to those parties who can commit themselves unconditionally.

PRICE

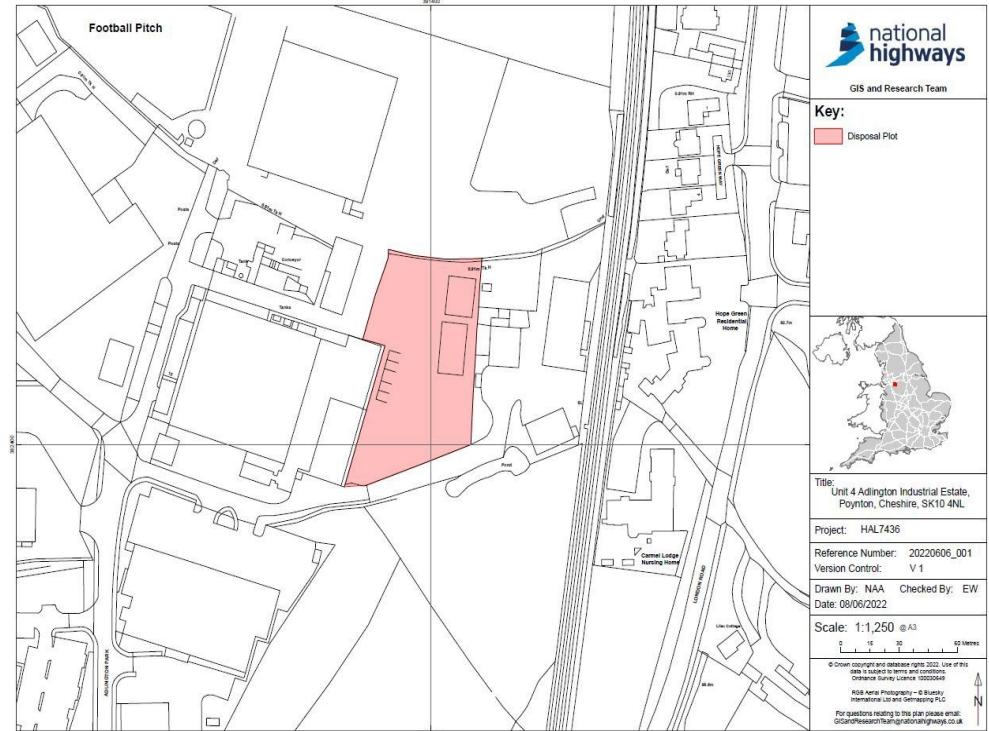
Price on application.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

Chris Hartnell
0113 203 1079 / 07800 572 007
Chris.Hartnell@carterjonas.co.uk

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. September 2023



Carter Jonas