

3 First Avenue, Poynton, SK12 1YJ.



“Suitable For Short
Term Requirements”

TO LET
FLEXIBLE OFFICE SPACE
UP TO 7,437 SQ FT

t: 01625 800 066
t: 0161 850 8030

LOCATION

The property is prominently located on Poynton Industrial Estate, fronting First Avenue.

The town is well situated to take advantage of local transport links, providing access to; Stockport, Manchester City Centre and Wilmslow. The new A6 relief road will also link the town directly to Manchester Airport. Poynton Train Station is within a 10 minute walk providing services to Manchester City Centre and surrounds.

DESCRIPTION

The subject accommodation benefits from following features:

- Suspended ceiling
- Perimeter trunking
- Glazed meeting rooms
- Kitchen facilities
- Break out areas

- Car parking
- Fully alarmed

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measurement practise (6th Edition). A total floor area of 7,437 sq ft has been calculated. 3,718 sq ft per a floor.

TERMS

The premises are available to rent by way of new FRI lease on terms to be agreed.

RENT

Price upon application.

RATES

Tenants will be responsible for payment of business rates directly to the local authority. Further information available from the agent.

VAT

VAT will be chargeable on rent.

CAR PARKING

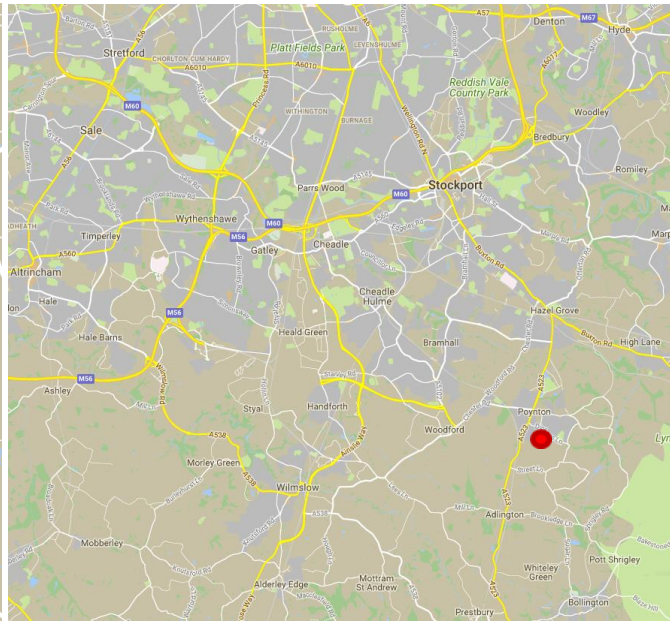
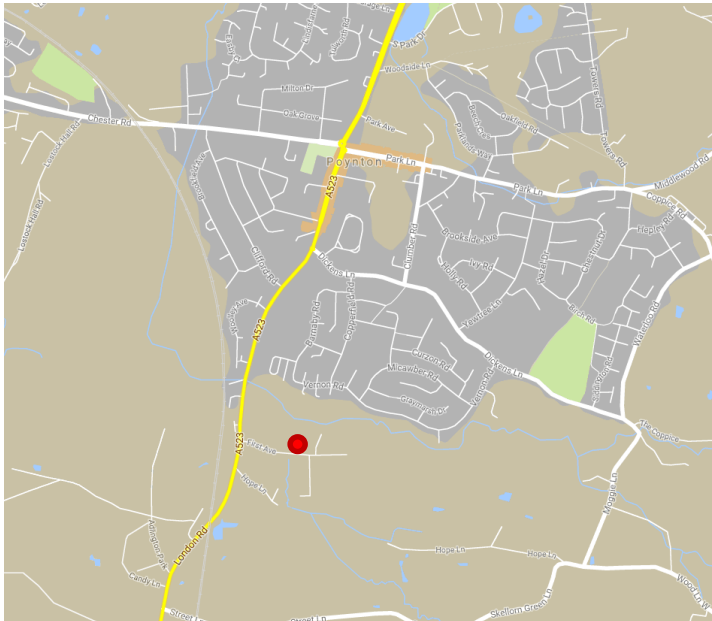
There is space for approximately 15 cars.

VIEWINGS

Strictly by appointment:-

Mark Sillitoe or Oliver Williams of Williams Sillitoe
01625 800066 / 07970 072128 / 07464 481781 ms@willsill.co.uk

**Subject to contract
 December 2017**



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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