

Mileway

Units 7, First Avenue, Poynton Industrial Estate, Manchester, SK12 1ND

MANCHESTER

First Avenue, Poynton Industrial Estate

8,841 sq ft (821 sq m)
Detached Warehouse

Logistics real estate urbanised


[mileway.com](https://www.mileway.com)


Poynton Industrial Estate


8,841 sq ft (821 sq m)
Detached Warehouse


A detached, recently refurbished industrial unit located on Poynton Industrial Estate.

 Stockport – 6 miles

 Within 11 miles of the M60 Motorway

 Recently Refurbished

 LED Lighting Throughout

 Two roller shutter access doors

 EPC rating is a B



Two roller shutter access doors



Recently refurbished



LED lighting throughout

Siteplan



Accommodation Schedule

Unit	sq ft	sq m
Unit 7	8,841 sq ft	821 sq m



Unit 7 Ground Floor

Scan to take the Virtual Tour



Poynton Industrial Estate

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EPC

EPC available upon request.

Terms

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated.

VAT

VAT will be payable where applicable.

Legal Costs

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

Location

The unit is 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.

Viewing / Further Information



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By Rail

Poynton Rail Station 20 minute walk.



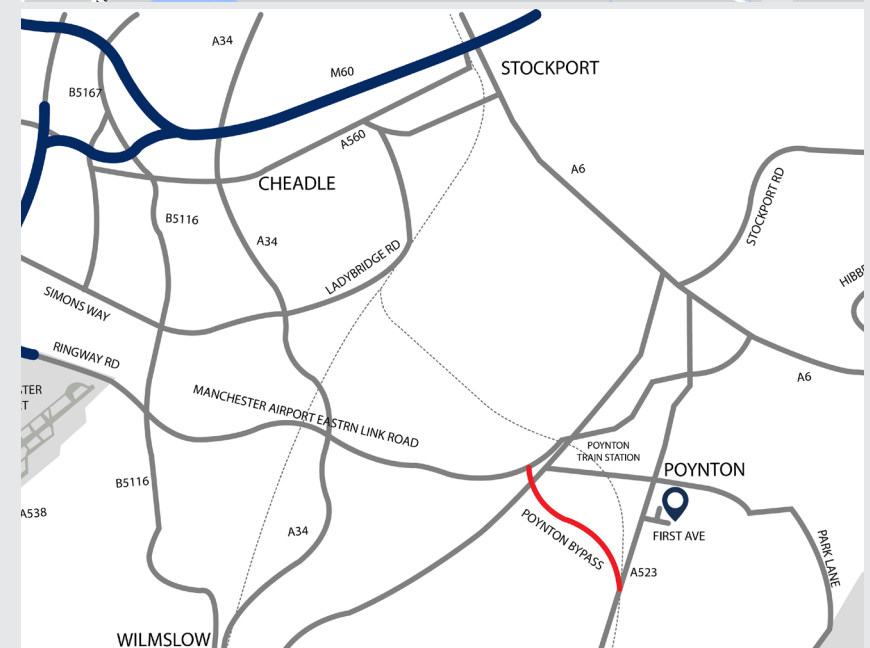
By Bus

4 bus stops within 1 mile of the property, under 15 minutes walk.



By Road

A55 link road 5 minute drive, connected to wider Greater Manchester road network.



Property owned by **Mileway**

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