

## Availability - Adelphi Mill (SK10 5JB) and Clarence Mill (SK10 5JZ) - BOLLINGTON

Mill	Location	Address	Area per sq ft	Price per sq ft	Annual Rent	ANNUAL Service Charge	ANNUAL Building Insurance	MONTHLY Gross Total (inclusive of VAT)	ANNUAL Gross Total (inclusive of VAT)	Comments
Adelphi	Ground Floor (suitable for workshop / storage only)	O4	580	£7.50	£4,350.00	£1,160.00	£1,044.00	£655.40	£7,864.80	Available Now ***
Adelphi	Ground Floor	O6	594	£7.50	£4,455.00	£1,188.00	£1,069.20	£671.22	£8,054.64	LET SUBJECT TO CONTRACT (MA)
Adelphi	Ground Floor	09(B)	1377	£6.50	£8,950.50	£2,754.00	£2,340.90	£1,404.54	£16,854.48	Available Now ***
Adelphi	Main - 2nd	S12(B)	325	£9.00	£2,925.00	£650.00	£585.00	£416.00	£4,992.00	Available wef 15 November 2025 ***
Adelphi	Main - 2nd	S5	1964	£7.00	£13,748.00	£3,928.00	£3,535.20	£2,121.12	£25,453.44	Available Now ***
Adelphi	Main - 2nd	S6	1665	£7.00	£11,655.00	£3,330.00	£2,997.00	£1,798.20	£21,578.40	Available Now ***
Adelphi	Main - 2nd	S7	891	£8.00	£7,128.00	£1,782.00	£1,603.80	£1,051.38	£12,616.56	LET SUBJECT TO CONTRACT (RL)
Adelphi	Chimney - Ground	G1(C)	162	£14.75	£2,389.50	£324.00	£307.80	£302.13	£3,625.56	Available Now ***
Adelphi	Chimney - Ground	G1(E)	113	£14.75	£1,666.75	£226.00	£214.70	£210.75	£2,528.94	Available wef 01 December 2025
Adelphi	Chimney - 2nd Floor	S1.1(C)	110	£14.75	£1,622.50	£220.00	£209.00	£205.15	£2,461.80	Available Now ***
<b>Adelphi Mill</b>			<b>7781</b>							
Clarence	Canalside - Ground Floor	Canal 3	931	£7.00	£6,517.00	£3,258.50	£1,303.40	£1,107.89	£13,294.68	Available Now *
Clarence	Canalside - Ground Floor	Canal 4	1235	£7.00	£8,645.00	£4,322.50	£1,729.00	£1,469.65	£17,635.80	Available Now *
Clarence	Ground Floor	BG4	1840	£9.00	£16,560.00	£6,440.00	£2,576.00	£2,557.60	£30,691.20	Available Now *
Clarence	Ground Floor	BG4.1	1700	£9.00	£15,300.00	£5,950.00	£2,380.00	£2,363.00	£28,356.00	Available Now *
Clarence	Ground Floor	CG2	6500	TBC						FIRST REFUSAL - Polymer
Clarence	Business Floor - 1st Floor	B1.1	Approx 1010	TBC						Coming Soon - to be measured ***
<b>Clarence Mill</b>			<b>12206</b>							

Note : The above pricing is EXCLUSIVE of Business Rates (if applicable), Telephone, Internet, Broadband & Electricity

### Business Rates

Cheshire East Council - Phone No. 0300-123-5013 - E-Mail Address : BRates@cheshireeast.gov.uk  
[https://www.cheshireeast.gov.uk/business/business\\_rates/business\\_rates.aspx](https://www.cheshireeast.gov.uk/business/business_rates/business_rates.aspx)

### Telephone, Internet and Broadband

Business	Phone No.	E-Mail Address
We Are Focus	01625 221076	sales@wearefocus.co.uk / info@wearefocus.co.uk
Citadel	0345 340 2110	hello@citadel.tech

04-Nov-25