

AVRO
Business Park
Adlington SK10 4NL

For sale/to let
**11 new grade A industrial/
logistics units**
6,547 - 28,200 sq ft



Chancerygate

BRIDGES
FUND MANAGEMENT

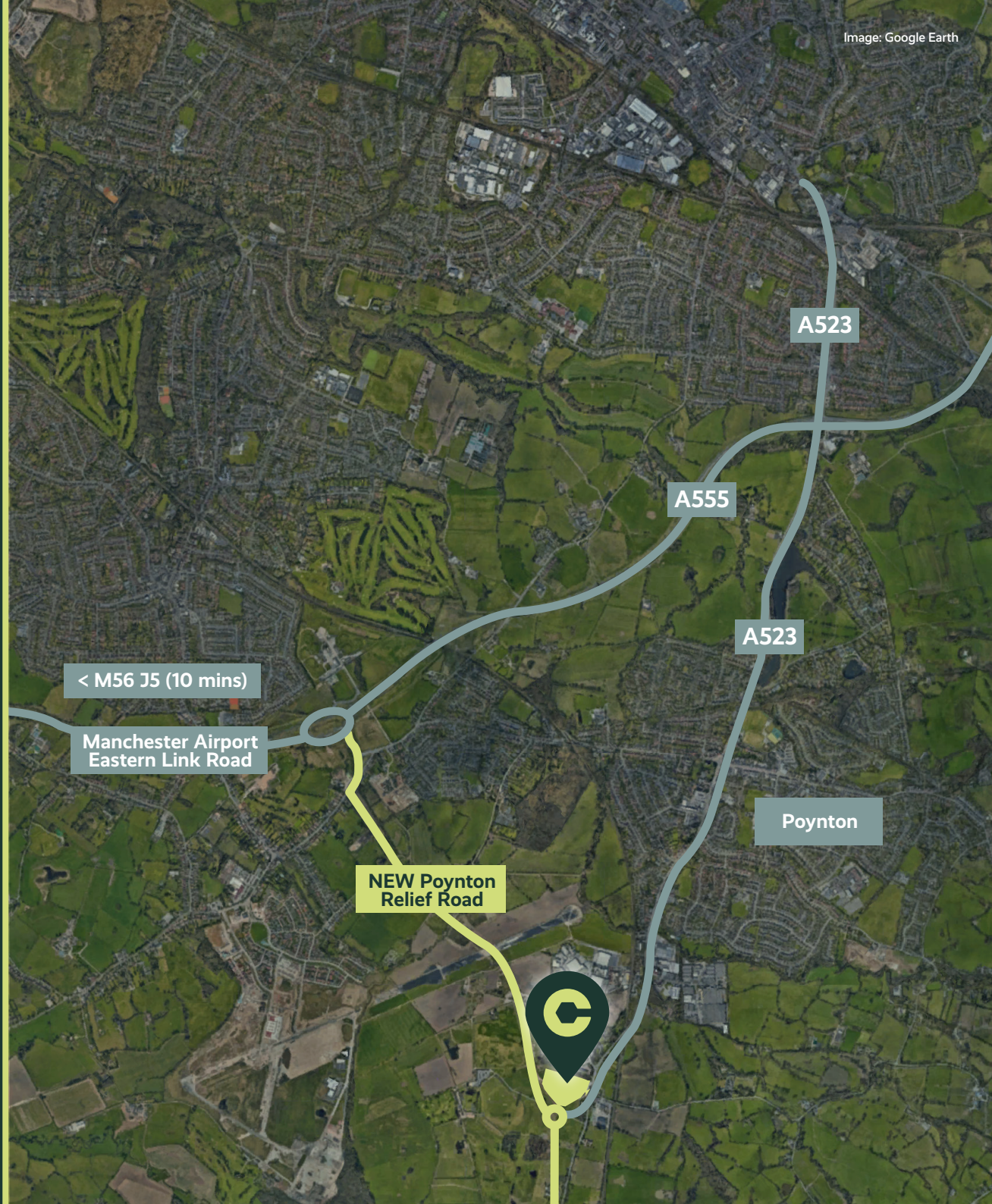
Strategic locations. Sustainable buildings.

Avro Business Park is a brand new industrial and logistics development adjacent to the established Adlington Business Park.

Directly connected to the new £52m Poynton Relief Road, the site benefits from excellent connectivity to Manchester Airport (8 mins) and the M56 J5 (10 mins).

The scheme is located 1 mile from Poynton which is one of Cheshire's fastest growing towns and is full of independent shops, café's, pubs and leisure amenities.

Planning permission has been granted for a brand new Multi-Unit Scheme.



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	18,077	3,846	21,923
2	4,711	1,836	6,547
3	10,069	1,842	11,910
4	15,440	2,487	17,927
5	24,238	3,962	28,200
6	12,691	2,555	15,246
7	10,764	2,169	12,933
8	8,828	1,778	10,606
9	9,904	1,996	11,890
10	10,334	2,082	12,416
11	17,198	3,253	20,450
		Total	170,048



Industrial & logistics

6,547 - 28,200 sq ft

Flexible industrial/logistics units
with fully fitted first floor offices.

On site Summer 2025



37.5kN sq m
floor loading



8.4m minimum
clear internal height



Ability to
combine units



Electric loading
doors



Generous
yards



Fitted first
floor offices



Exterior
or interior
cycle storage



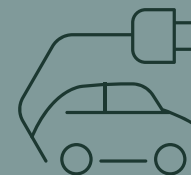
Private gated
yards for units
1, 5 and 11



Generous parking
facilities



12 year collateral
warranty available



EV charging



Solar power



CGI of unit 2-4



CGI of unit 11



Previous Chancerygate development



CGI of units 6-10



Previous Chancerygate development



Sustainable approach.
Positive impact.

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Avro Business Park include:

- Solar PV panels to all units
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Exterior or interior cycle storage to encourage cycling to work
- Low speed limit restrictions to reduce emissions

Targeting Net Zero Carbon
for Regulated Energy



Targeting
BREEAM 'Excellent'

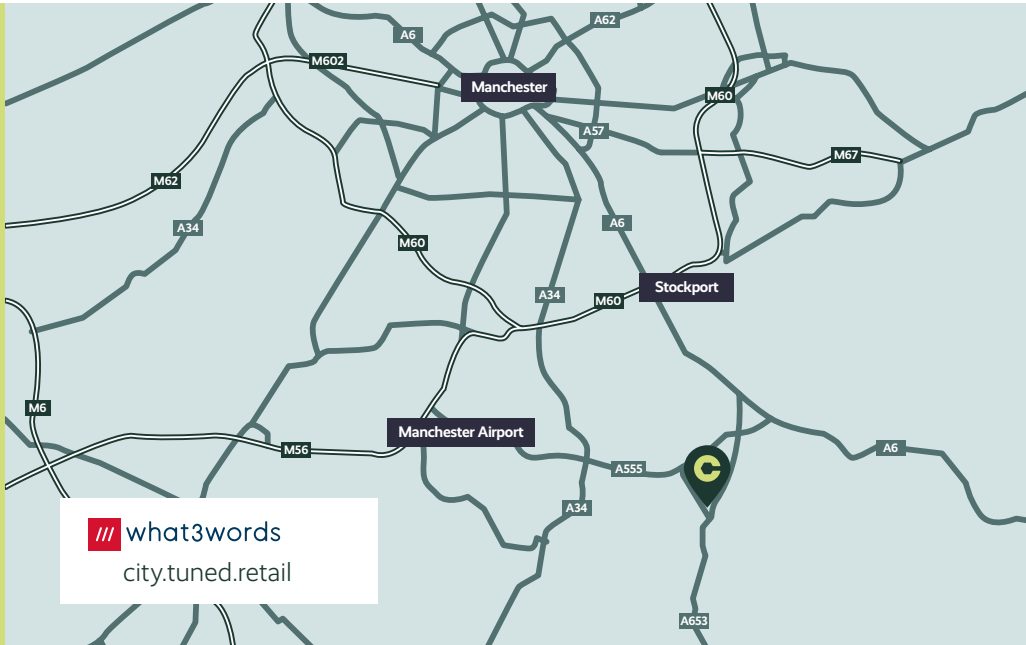


Targeting
EPC A+ rating



Right spaces.
Right places.

London Road, Adlington SK10 4NL



Road	Distance (miles)	Airport	Distance (miles)
M56 (J5)	7.5	Manchester Airport	6.6
Town		Rail	
Poynton Town Centre	1	Adlington	1.3
Manchester City Centre	15	Poynton Train Station	1.6
Birmingham	92	Macclesfield	6.1
		Stockport Train Station	6.3

avrobusinesspark.co.uk

Contact agents to find out more

savills.co.uk

savills

0161 236 8644

Alex Palfreyman
07870 999773
apalfreyman@savills.com

Williams
Sillitoe

01625 800 066

willsill.co.uk

Mark Sillitoe
07970 072128
ms@willsill.co.uk

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. May 2025 | 252009.05/25

BRIDGES
FUND MANAGEMENT

Chancerygate

Chris Brown
07793 808012
cbrown@chancerygate.com