

AVRO

Business Park

Adlington SK10 4NL

- › New grade A industrial / logistics units
- › EPC A + / Net Zero in operation
- › 10 minutes to Manchester Airport

For sale/
To let

A development by:

Chancerygate



BRIDGES
Fund Management

On Site Q1 2025

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, caf  s, pubs and leisure amenities.

Planning permission has been granted for a brand new Multi-Unit Scheme we will be on site Q1 2025.





Site frontage to NEW £52m Poynton Relief Road

The site is strategically located immediately adjacent and with frontage to the A523 Poynton Relief Road.

This new £52m highways investment is now open, directly connecting to the A555 Manchester Airport Relief Road.

This provides swift access to the Airport, M60 and wider region.

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

Planning Use

E (g) (iii), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a freehold or leasehold basis.



Computer Generated Image

Units 1-11

6,547 up to 111,741 sq ft (units 5-11 combined)

General Specification

Flexible trade/warehouse/industrial units with fully fitted first floor offices

 8.4m clear internal height	 Fitted first floor offices	 37.5kN sq m floor loading
 Electric loading doors	 Ability to combine units	 Private gated yards Units 1, 5, 11
 Photovoltaic panels	 Electric car charging points	 12 year collateral warranty available



Computer Generated Image



Computer Generated Image



Previous Chancerygate development



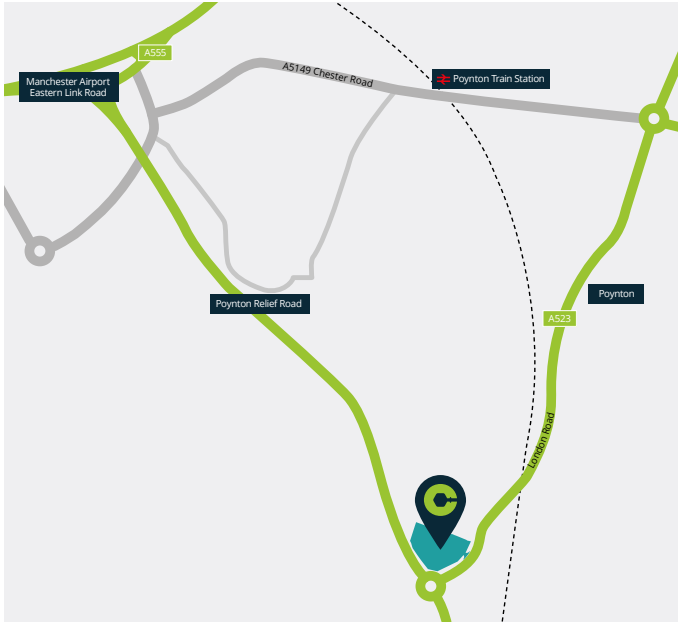
Previous Chancerygate development



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.





Travel Distances

Road:

Poynton Town Centre	1 mile
M56 (J5)	7.5 miles
Manchester City Centre	15 miles
Birmingham	92 miles

Rail:

Adlington	1.3 miles
Poynton Train Station	1.6 miles
Macclesfield	6.1 miles
Stockport Train Station	6.3 miles

Airport:

Manchester Airport	6.6 miles
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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. July 2024.