

THE ACUMEN CENTRE
FIRST AVENUE, POYNTON, SK12 1FJ
PRELIMINARY ANNOUNCEMENT

TO LET
1,709 SQ FT UPTO 13,672 SQ FT



Location:

The property is situated in a prominent position on Frist Avenue in Poynton, fronting the A523 London Road South, close to Poynton town centre.

The property will benefit from much improved access to Manchester Airport and Stockport Town Centre when the A6 to Manchester Airport Relief Road (SEMMS) opens in 2017. The Poynton junction of the new bypass, adjacent to Brookside Garden Centre, is nearby.

Description:

The property comprises a modern detached, three storey office building with two central cores and two entrances. The accommodation is arranged in four linked office blocks, which offer a mixture of open plan and cellular offices over three floors.

A comprehensive refurbishment of the building will be undertaken in the coming months to include the office areas, common areas and WC's and to external elevations.

Availability:

Block 1: 1,709 sq ft (GF)

Block 2: 1,709 sq ft (2nd Flr)

Block 3: 5,127 sq ft

Block 4: 5,127 sq ft

Car parking:

1 space : 340 sq ft. Car spaces are located at both the front and rear of the property.



Tenure:

The offices are available by way of new full repairing and insuring leases.

Rent:

Details upon application.

VAT

VAT will be payable at the prevailing rate.

Legal costs:

Each party to bear their own legal fees.

Service charge:

A service charge will be payable in respect of the property, however, it is possible to demise a full block to a tenant and allow tenant's to maintain their own internal areas.

Business Rates:

Approx. £5.15 per sq ft payable (2016/17)

Contact:

Quorum Estates on 01625 549999.