

# AVRO

Business Park

## Adlington SK10 4NL

- › New grade A trade counter and industrial/warehouse units
- › Design & Build Opportunities up to 160,000 sq ft
- › 10 minutes to Manchester Airport

For sale/  
To let

A development by:

Chancerygate



BRIDGES  
Fund Management

Planning submitted

# AVRO

Business Park

**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.

The development offers a brand new Multi-Unit Scheme, as well as bespoke Design and Build opportunities.







Manchester Airport

M56

J5

A555

Wilmslow

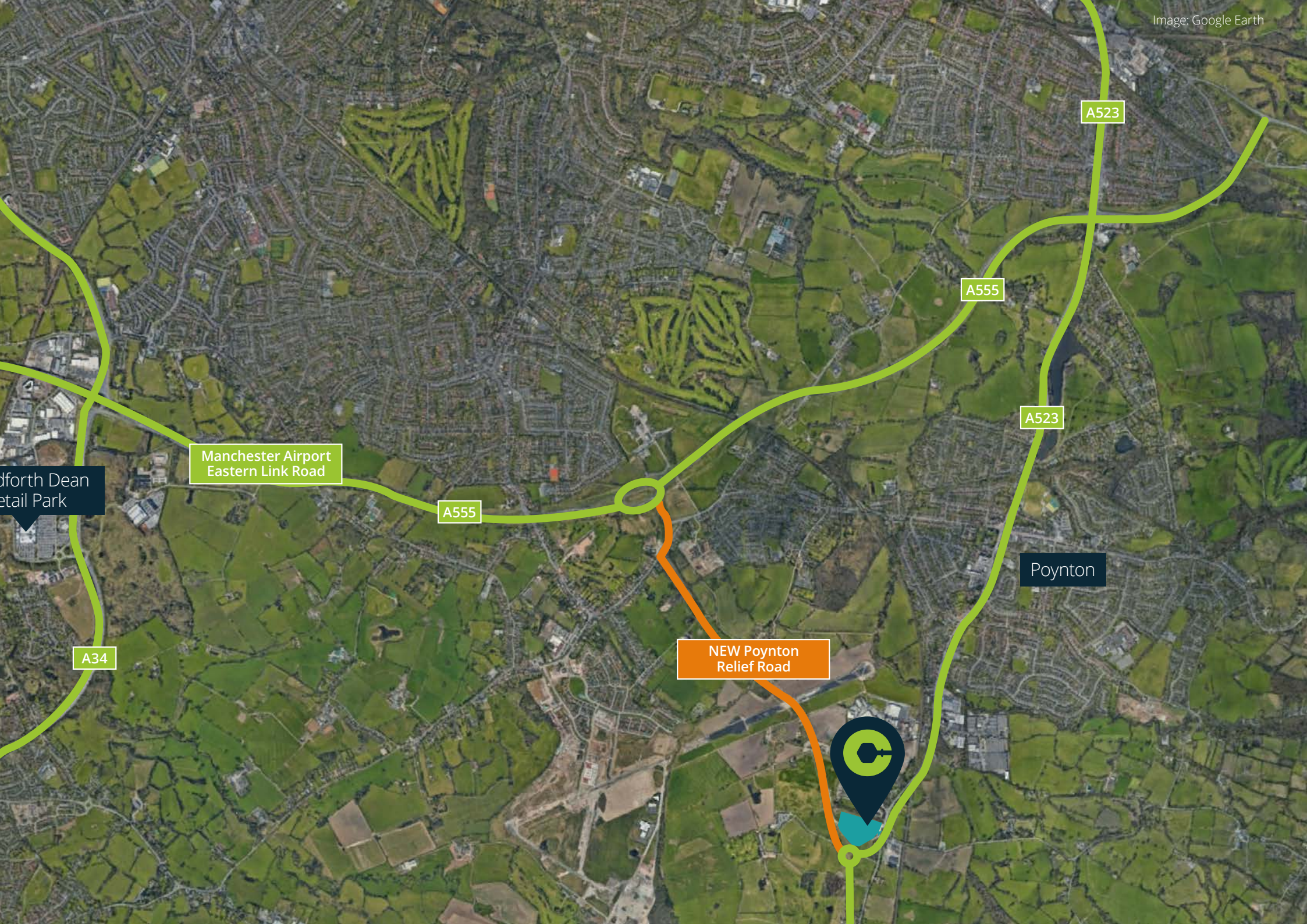
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## Site frontage to NEW £52m Poynton Relief Road

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.



dforth Dean  
Retail Park

A34

Manchester Airport  
Eastern Link Road

A555

NEW Poynton  
Relief Road

Poynton

A555

A523

A523

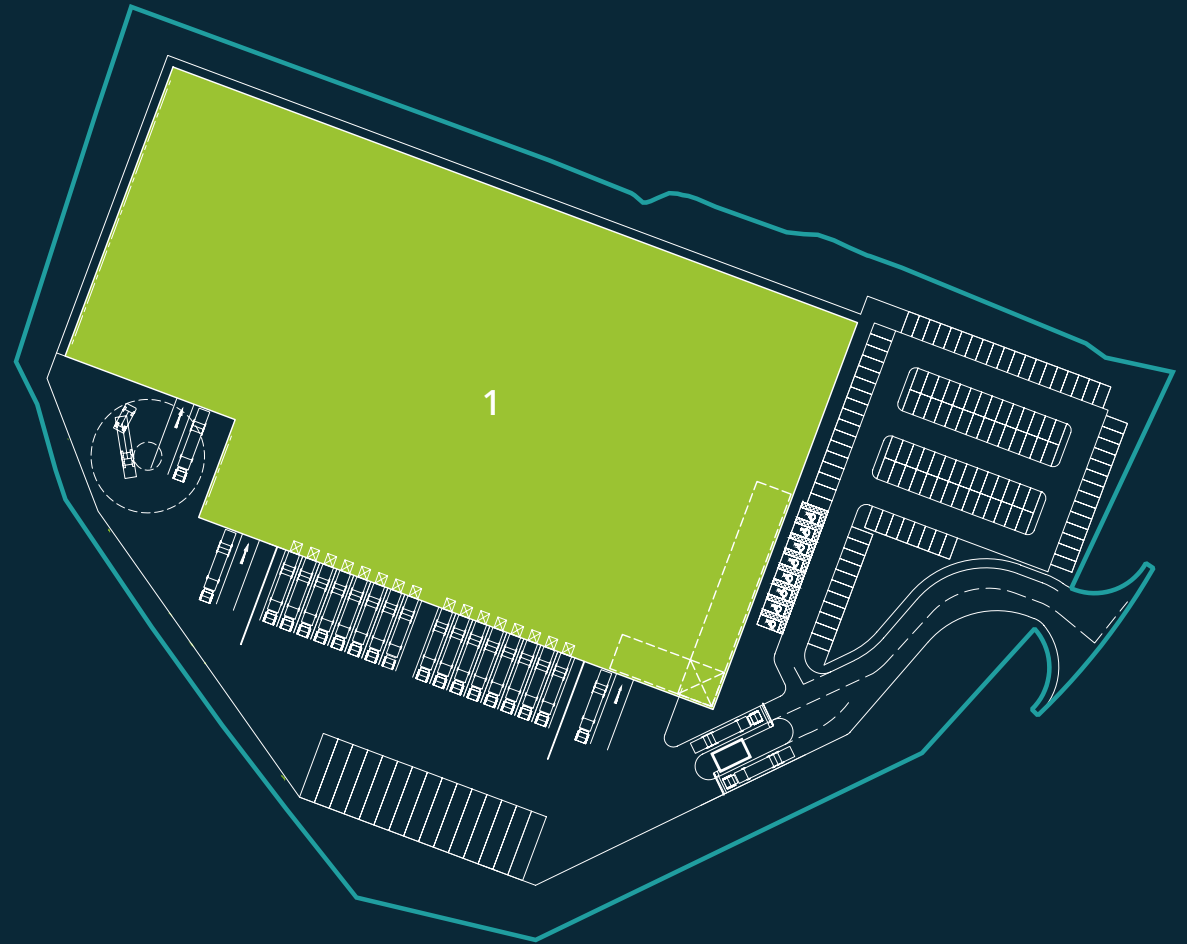


# Design & Build opportunities

The Chancerygate team have the experience and track record of successfully delivering bespoke new developments tailored to specific occupier requirements. At this stage we are able to accommodate a range of sizes and specifications within the E (g) (iii), B2 and B8 use classes. Two indicative examples of schemes we can deliver on the site are adjacent:

## D&B Specification can include

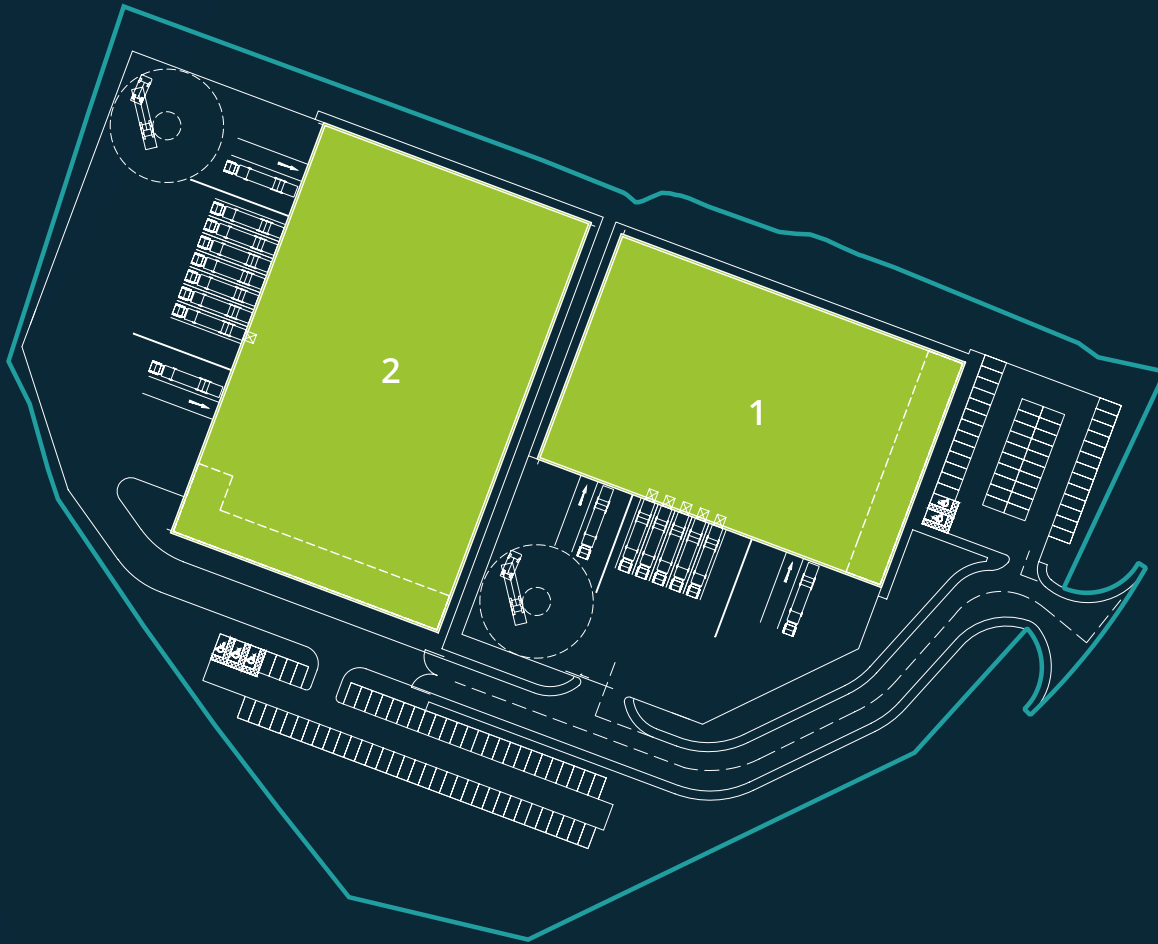
|  |   |  |
|--|---|--|
| <br>Up to 15m clear internal height | <br>Fitted first floor offices     | <br>50kN sq m floor loading                 |
| <br>Private gated yards           | <br>Generous parking facilities  | <br>Full height electric loading doors    |
| <br>Photovoltaic panels           | <br>Electric car charging points | <br>12 year collateral warranty available |



## Option 1 Accommodation

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

| Unit | Warehouse | First Floor Offices | Second Floor Offices | Ancillary | Total   |
|------|-----------|---------------------|----------------------|-----------|---------|
| 1    | 147,035   | 6,082               | 6,082                | 1,152     | 160,350 |



## Option 2 Accommodation

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

| Unit | Warehouse | First Floor Mezzanine | Total  |
|------|-----------|-----------------------|--------|
| 1    | 26,209    | 4,844                 | 51,503 |
| 2    | 65,445    | 6,491                 | 71,935 |

# Multi-Unit scheme

Chancerygate are progressing a detailed planning application for a scheme comprising 11 industrial warehouse units ranging in size from 7,201 sq ft to 29,450 sq ft.

## Accommodation

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

| Unit | Ground Floor | First Floor | Total  |
|------|--------------|-------------|--------|
| 1    | 18,077       | 3,153       | 21,230 |
| 2    | 5,403        | 1,798       | 7,201  |
| 3    | 10,210       | 1,735       | 11,945 |
| 4    | 15,440       | 2,342       | 17,782 |
| 5    | 25,719       | 3,731       | 29,450 |
| 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   | 16,148       | 3,253       | 19,401 |

## 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

6,664 up to 107,621 sq ft (units 5-11 combined)

## General Specification

Flexible trade/warehouse/industrial units

|   |   |   |
|---|---|---|
|  <p>8.4m clear internal height</p> |  <p>First floor for storage or fitting out as office space</p> |  <p>37.5kN sq m floor loading</p>              |
|  <p>Electric loading doors</p>     |  <p>Ability to combine units</p>                               |  <p>Private gated yards<br/>Units 1,5, 11</p>  |
|  <p>Photovoltaic panels</p>       |  <p>Electric car charging points</p>                          |  <p>12 year collateral warranty available</p> |





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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.



Low air permeability design

15%  
warehouse roof  
lights increasing  
natural daylight

Photovoltaic  
panels

Targeting  
BREEAM  
'Very Good'

Targeting  
EPC A+

High  
performance  
insulated cladding  
and roof  
materials

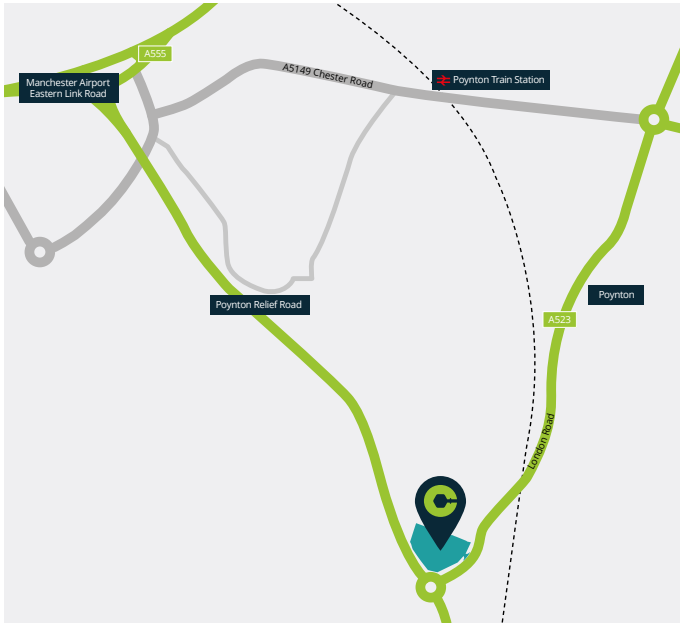
Exterior  
or interior  
cycle storage to  
encourage  
cycling to  
work

Active  
and passive  
Electric Vehicle  
charging  
points

Landscaping  
including  
native and  
non-native  
species

Low  
speed limit  
restrictions to  
reduce  
emissions





## Travel Distances

### Road:

|                        |           |
|------------------------|-----------|
| 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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city.tuned.retail

More information available  
through the joint marketing agents:

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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. August 2023.