



Members of the Royal Institution of Chartered Surveyors

TO LET

QUALITY SELF-CONTAINED OFFICES WITH ON-SITE
CAR PARKING



2,483 sq ft – 5,245 sq ft

**SOVEREIGN HOUSE, LONDON ROAD SOUTH, POYNTON
SK12 1NJ**

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Churchill Way,
Macclesfield,
Cheshire, SK11 6AY
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LOCATION

Sovereign House is located within Poynton village centre and is situated just off London Road South (A523) at its junction with Queensway. Poynton lies between Stockport (7 miles) and Macclesfield (5 miles).

DESCRIPTION

A three storied self-contained office building that can be split on a floor-by-floor basis if required. Each floor is of a mixed open-plan/cellular nature and the accommodation is of a high quality. All the usual specifications you would expect within a modern office are included i.e. suspended ceilings, cat 2 lighting etc with WC and Kitchen facilities.

FLOOR AREAS

First Floor	226.03 m2	(2,433 sq ft)
Second Floor	261.28 m2	(2,812 sq ft)
Total	487.31 m2	(5,245sq.ft)

TERMS

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed.

RENT

£10 per sq ft

RATES

First Floor	
Rateable Value	£33,750
Approximate Rates payable 2010/11	£13,970

Second Floor	
Rateable Value	£27,750
Approximate Rates payable 2010/11	£11,500

Local Authority: Cheshire East Council

LEGAL COSTS

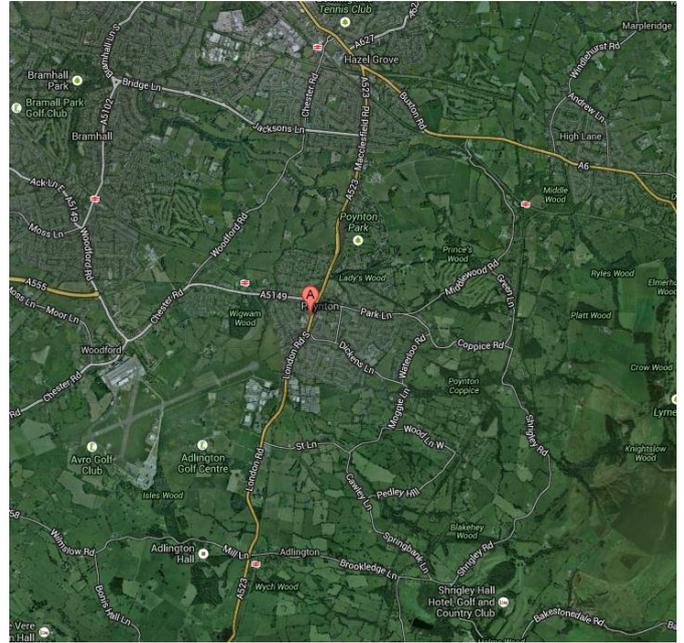
Each party is to be responsible for their own legal costs

VAT

All prices are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment with sole agents



HALLAMS
Property Consultants

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