



Adelpi Mill Lodge

Adelpi Mill, Grimshaw Lane, Bollington, SK10 5JB

Attractive Self-contained Office Building with Car Parking

3,234 sq ft
(300.45 sq m)

- Stone built Detached Office Building
- Open-plan office space
- Self-Contained
- Car Parking
- Great Location next to the canal
- Lots of good amenity

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Summary

Available Size	3,234 sq ft
Price	£525,000
Rateable Value	£20,250
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The property comprises of a stone built office building beneath a pitched and hipped slate roof. The original building was constructed in 1856 along as the gatehouse for the main Adelphi Mill commissioned by Martin Swindells, a local cotton spinner, who also owned Clarence Mill. The lodge was later extended in 1912 and 1920 to provide the building that stands now.

The accommodation is arranged over lower ground, ground and first floors, with the first floor providing modern open plan office space. The first floor has two large open plan office areas and further storage rooms. The lower ground floor has an office/reception areas with W/C's and a kitchen area. The property benefits from a gas fired central heating system, flat panel LED lighting and computer network cabling throughout.

Location

Located on Grimshaw Lane approximately 200m from its junction with Wellington Road, the main arterial route through Bollington. The office building is ideally located with lunchtime amenity on the doorstep in the form of Tesco's, Mulberry Leaf Café and the Knowles Green Wine and Cheese Delicatessen. The car park connects directly to the canal towpath, which is great for lunchtime walks or to get out of the office for a quick spot of fresh air. The town has a small yet thriving local retail community, with local bakers, butchers, a delicatessen, Tesco and a Cooperative convenience store. The town has several notable takeaways, restaurants, wine bars, and coffee shops, along with a dozen or so traditional public houses.

Bollington is situated three miles north of Macclesfield in the foothills of the Peak District and within eleven miles of Manchester International Airport and the north west motorway network. Bollington is approximately 13 miles south of Manchester City Centre, 8 miles south of Stockport and 3 miles north of Macclesfield, with the A523 providing great links to surrounding areas.

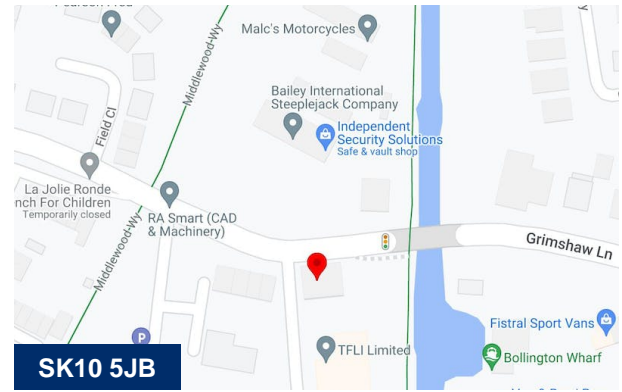
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Office	276	25.64	Available
Ground - Office	1,333	123.84	Available
1st - Office	1,625	150.97	Available
Total	3,234	300.45	

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

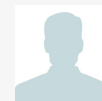


Viewing & Further Information



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