



# STANLEY GREEN BUSINESS PARK



**UNIT E8**  
Business Unit

**16,764 SQ. FT.**  
(1,557 SQ. M.)

Countess Avenue, Cheadle Hulme, Handforth, Cheadle SK8 6QS

**E8** is a food grade prep facility with office, warehouse and roller shutters. Comprising 16,764 sq ft with exclusive yard areas. The unit is prominently positioned with frontage on the main estate road, Countess Avenue.

Stanley Green Business Park is a strategic landmark site 9 miles south of Manchester city centre, 5 miles south west of Stockport, 2.5 miles east of Manchester Airport and 2 miles north of Wilmslow.

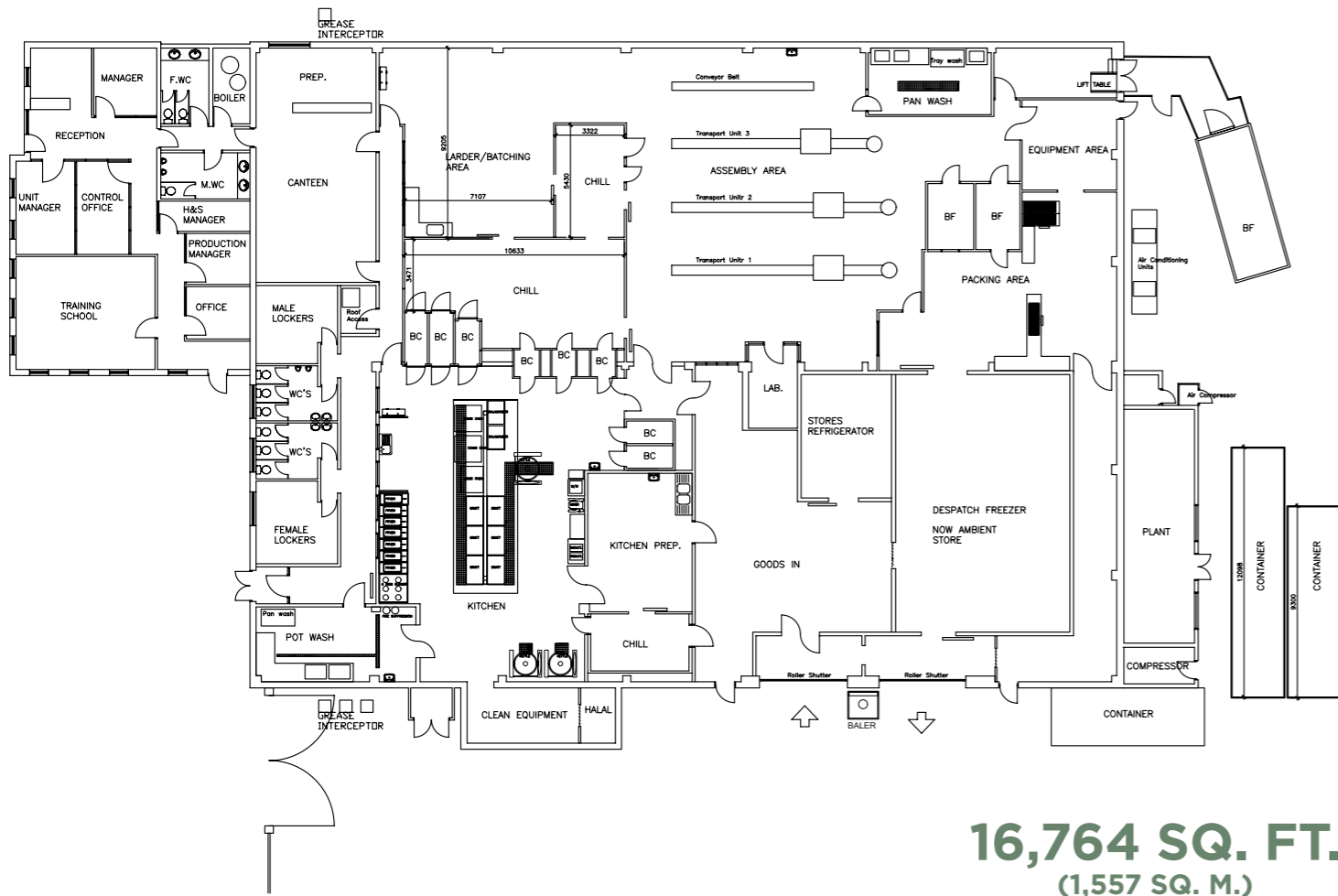
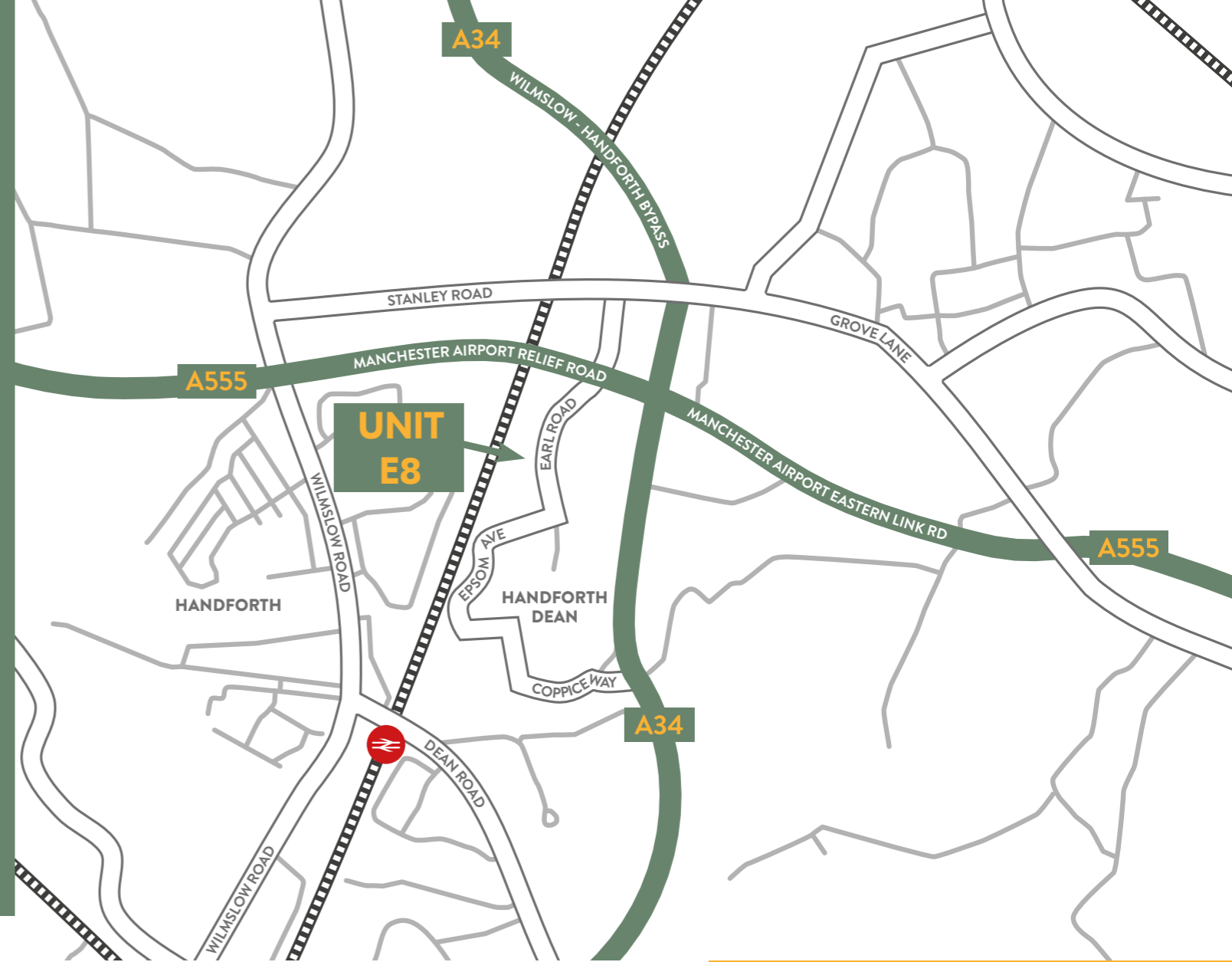
The site is part of an established mixed-use development which has attracted a variety of retail, trade, industrial and office users.

# UNIT E8

**16,764 SQ. FT.**  
**(1,557 SQ. M.)**

The accommodation provides the following:

- Large yard area with Parking
- Cold storage containers
- Grease traps
- Assembly area
- Male and female WC & Locker area



## TRAVEL & COMMUTING

Unit E8 is just a 9-minute drive from the affluent town of Wilmslow, offering a wide array of independent restaurants and retailers. The unit is also less than a 10-minute walk from Handforth Dean Retail Park, home to Marks and Spencer, Tesco, JD Sports, Boots, Next, and Pets at Home. Additionally, it's near Stanley Green Retail Park, featuring TK Maxx, Costa Coffee, B&Q, and Halfords.

Manchester City Centre, with its vibrant cultural scene, shopping, and entertainment options, is only a 25-minute drive away.

Employees can enjoy nearby leisure facilities at Total Fitness and The Gym Group.

Commuters will appreciate the excellent connectivity, with Handforth and Cheadle train stations providing convenient rail links. This unit is ideally located for easy access to major transport routes, making it a prime choice for businesses and their employees.

**WALKING:**

Handforth Dean Retail Park	6 mins
Stanley Green Retail Park	9 mins
The Gym Group	10 mins
Total Fitness	20 mins
Handforth Train Station	20 mins

**DRIVE TIMES:**

Handforth Train Station	6 mins
Cheadle Hulme Train Station	6 mins
Manchester Airport	10 mins
Stockport	15 mins
Manchester City Centre	25 mins

**MOTORWAY DRIVE TIMES:**

A555	2 min
A34	2 min
M56	10 mins
M60	10 mins
M6	20 mins



# STANLEY GREEN BUSINESS PARK

Countess Avenue, Cheadle Hulme, Handforth, Cheadle SK8 6QS

**Orbit**  
Developments

**01625 588200**  
[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

DISCLAIMER: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the Lessor or their Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of these particulars. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (1224)