

DRAFT

NO. 4

STATION ROAD

CHEADLE HULME • SOUTH MANCHESTER

ENTER >

NO.4

STATION ROAD

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4 BUSINESS

TO LET

HIGH QUALITY OFFICE ACCOMMODATION
FROM 1,173 SQ FT - 15,196 SQ FT
(108.9 SQ M - 1,411 SQ M)

- Close proximity to numerous local amenities
- 80 on site car parking spaces available
- Flexible and competitive lease terms on offer
- Capable of sub division
- Ground floor accommodation fully fitted

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The building is within close proximity to the A34 Kingsway

LOCATION 4 WORK

LOCATION

NO.4 is situated within Cheadle Hulme and lies approximately 9 miles to the South of Manchester City Centre.

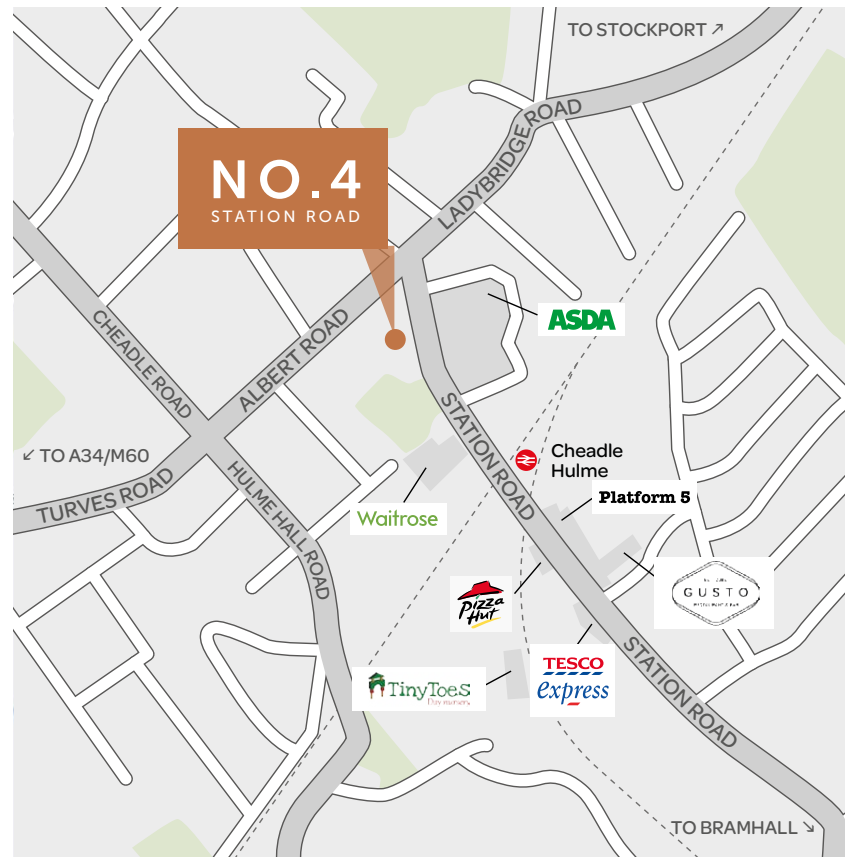
The building itself is in close proximity to the A34 Kingsway, along with the M60 Orbital Motorway and in turn the surrounding motorway network.

Cheadle Hulme railway station is situated within a short stroll and the building also benefits from numerous bus services operating in the vicinity.

Cheadle Hulme provides a wide range of retail and leisure amenities, including a Waitrose, Cheadle Hulme Shopping Centre and Tesco Express.

Manchester Airport is approximately 3 miles away.

SAT NAV : SK8 5AE



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AMENITIES



Food/Drink

Gusto
Platform 5
The Board
SK eight
The John Millington
Costa
Subway



Shopping

Waitrose
Asda
Tesco
John Lewis
Sainsbury's
Natwest
RBS



Fitness/Leisure

David Lloyd
Life Leisure
Cheadle Golf Club
Bramhall Golf
Club



Hotels

Premier Inn
Cheadle House
Village Manchester
Cheadle

Cheadle Hulme provides
a wide range of retail and
leisure amenities



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COMMUNICATIONS



Road



Rail

A34 Bypass	5 mins
A555	6 mins
Cheadle Royal	10 mins
Handforth Dean	10 mins
Wilmslow	15 mins
Stockport	15 mins
Manchester	25 mins

Stockport	5 mins
Wilmslow	7 mins
Manchester Piccadilly	20 mins
Manchester Airport	40 mins



Air - Manchester Airport
60 airlines offer direct flights from Manchester to over 200 destinations worldwide

The property is situated within Cheadle Hulme, 9 miles to the South of Manchester City Centre

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4 FLEXIBILITY



DESCRIPTION

NO.4 comprises a three storey office building, situated in a high profile location within the heart of Cheadle Hulme, one of Manchester's most sought after suburbs.

The offices have been refurbished to an excellent standard to provide flexible and modern office accommodation. The available offices incorporate a suspended ceiling with LG7 lighting along with three compartment perimeter trunking. The building benefits from a secure car park to the rear offering tenants an excellent car parking ratio of 1 space per 250 sq ft.

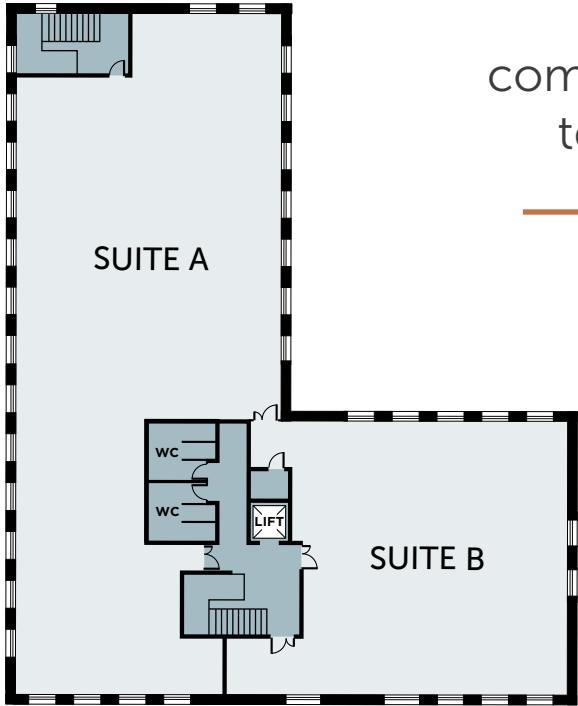
The offices have been refurbished to an excellent standard



ACCOMMODATION

The property provides the following accommodation:

	SUITE A	SUITE B	TOTAL
Ground Floor	4,029 sq ft	1,173 sq ft	5,202 sq ft
First Floor	4,070 sq ft	1,848 sq ft	5,918 sq ft
Second Floor	4,076 sq ft	LET	4,076 sq ft
TOTAL	12,175 sq ft	3,021 sq ft	15,196 sq ft



Flexible and
competitive lease
terms on offer

TYPICAL UPPER
FLOORPLAN

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4 MORE

TERMS

The offices are available by way of a new lease for a term of years to be agreed.

SERVICE CHARGE/RATES

A service charge will be levied for maintenance of common parts. Rates will be payable directly to the local authority.

VAT

VAT will be payable on all outgoings.

VIEWINGS

For further information or to arrange an inspection, please contact either of the joint letting agents.



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