



# STANLEY GREEN BUSINESS PARK



**UNIT D2**  
Business Unit

**8,201 SQ.FT.**

Commercial Avenue, Cheadle Hulme, Cheadle SK8 6QL

**D2** is a warehouse unit comprising 6,522 SQ.FT. with enclosed front yard area, and intergal office / workshop space.

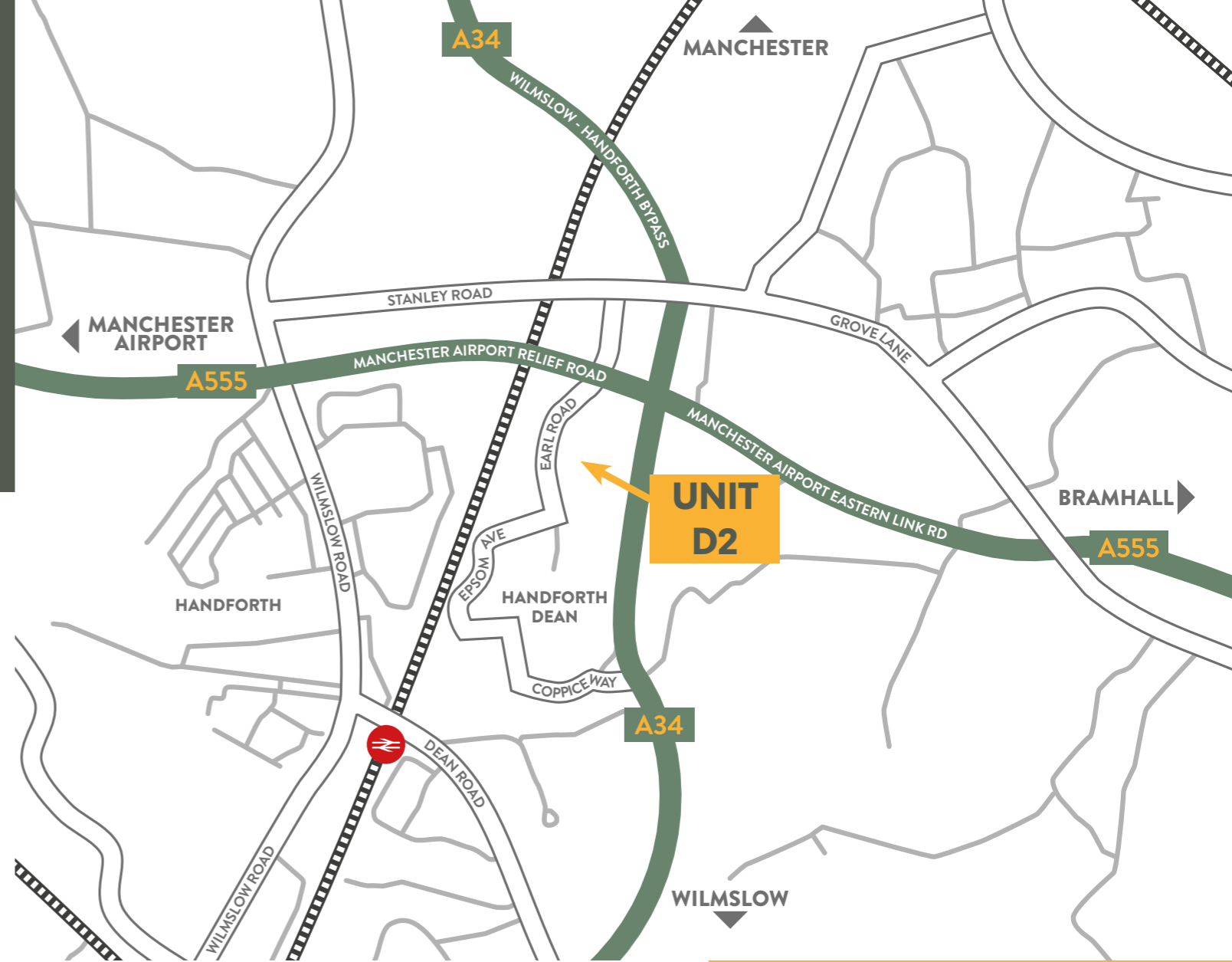
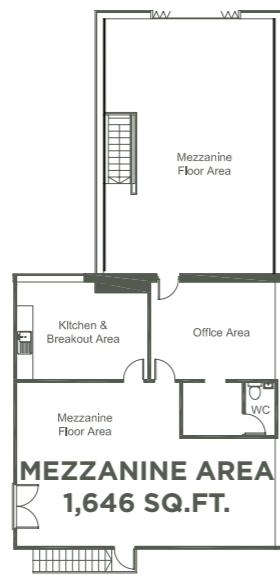
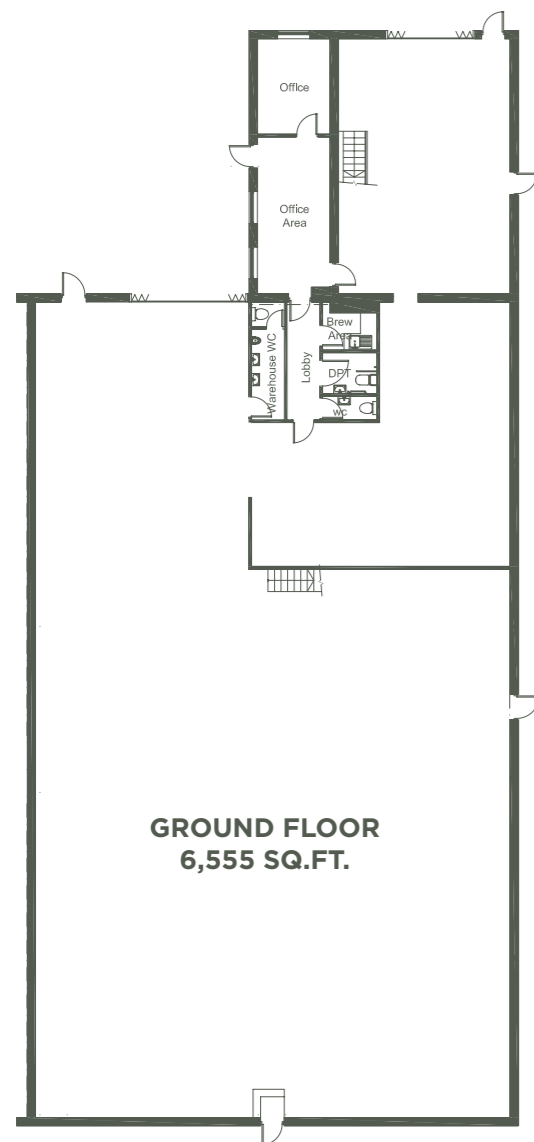
Unit D2 is located within Stanley Green Business Park, a strategic landmark site 9 miles south of Manchester City Centre, 5 miles south west of Stockport, 2.5 miles east of Manchester Airport and 2 miles north of Wilmslow. The site is part of an established mixed-use development which has attracted a variety of Retail, Trade, Industrial and Office users.

**The accommodation provides the following:**

- Maximum height to ridge 20 ft approx (6.36 m)
- Eaves height 4.18 metres
- Loading access door to front elevation
- Secure front yard area to provide ample loading and parking area
- Male, female WC's and kitchen
- Integral reception and office area
- Ideal for a variety of commercial uses
- 3 Phase electric and gas supply
- Loading door 4.35(w) x 4.45(h) metres
- Mezzanine level providing additional light storage space

# UNIT D2

## 8,201 SQ.FT.



## TRAVEL & COMMUTING

Stanley Green is superbly located in Cheadle, a desirable suburb just 8 miles south of Manchester city centre and 4 miles from Stockport.

The unit benefits from excellent transport connectivity, situated just minutes from the A34, providing direct access to Manchester and the M60 motorway network.

The A555 airport link road is also close by, placing Manchester Airport just 3 miles away. The area enjoys strong retail synergy, with Handforth Dean Retail Park—home to Tesco, M&S, JD, Next, Boots and Pets at Home—situated nearby.

At the other end of Stanley Green, tenants benefit from neighbouring brands such as TK Maxx, Homesense, Costa, B&Q and Halfords, enhancing the appeal and accessibility of this established business destination.

**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

Earl Rd, Cheadle Hulme, Cheadle SK8 6QL

**Orbit**  
Developments

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

**B8**

**0161 375 6000**  
[www.b8re.com](http://www.b8re.com)