

SELF-CONTAINED
OFFICE BUILDINGS
AND SUITES

TO LET FROM
193 - 20,460 SQ.FT.

south gate

WILMSLOW ROAD
CHEADLE SK8 3PW

JUST OFF THE A34 BYPASS
AND SEMMMS A6 AND
MANCHESTER AIRPORT
RELIEF ROAD



Southgate

Stanley Green Retail Park
2 minutes drive

Handforth Dean Retail Park
5 minutes drive

Total Fitness health club
5 minutes drive

Cheadle Royal
5 minutes drive

Wilmslow town centre
5 minutes drive

Manchester city centre
25 minutes drive

Southgate is located on Wilmslow Road (B5358), and comprises of three imposing self-contained office buildings.

Buildings two and three total 30,000 sq.ft. over two or three floors with newly created suites from 193 sq.ft. upwards. Whilst Southgate three offers a two storey self-contained building available as individual floors or in it's entirety.

On-site car parking is available, with further parking and public transport within the immediate vicinity.

All the buildings have undergone an extensive refurbishment both internally and externally.

Southgate provides the ideal business destination by combining high quality office space with superb amenities in one first class location. Nearby Handforth Dean Retail Park and Stanley Green Retail Park offer a broad and diverse mix of retailers including Tesco, Marks & Spencer and Next amongst others and there are an excellent range of leisure facilities. Handforth and Heald Green village centres are within walking distance and offer a whole range of local and everyday amenities. Wilmslow town centre which boasts a mix of quality restaurants and shops is approximately 5 minutes drive away and Manchester city centre just 25 minutes.



New entrance signage



Southgate three reception area



Southgate two floorplate



Southgate two

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one



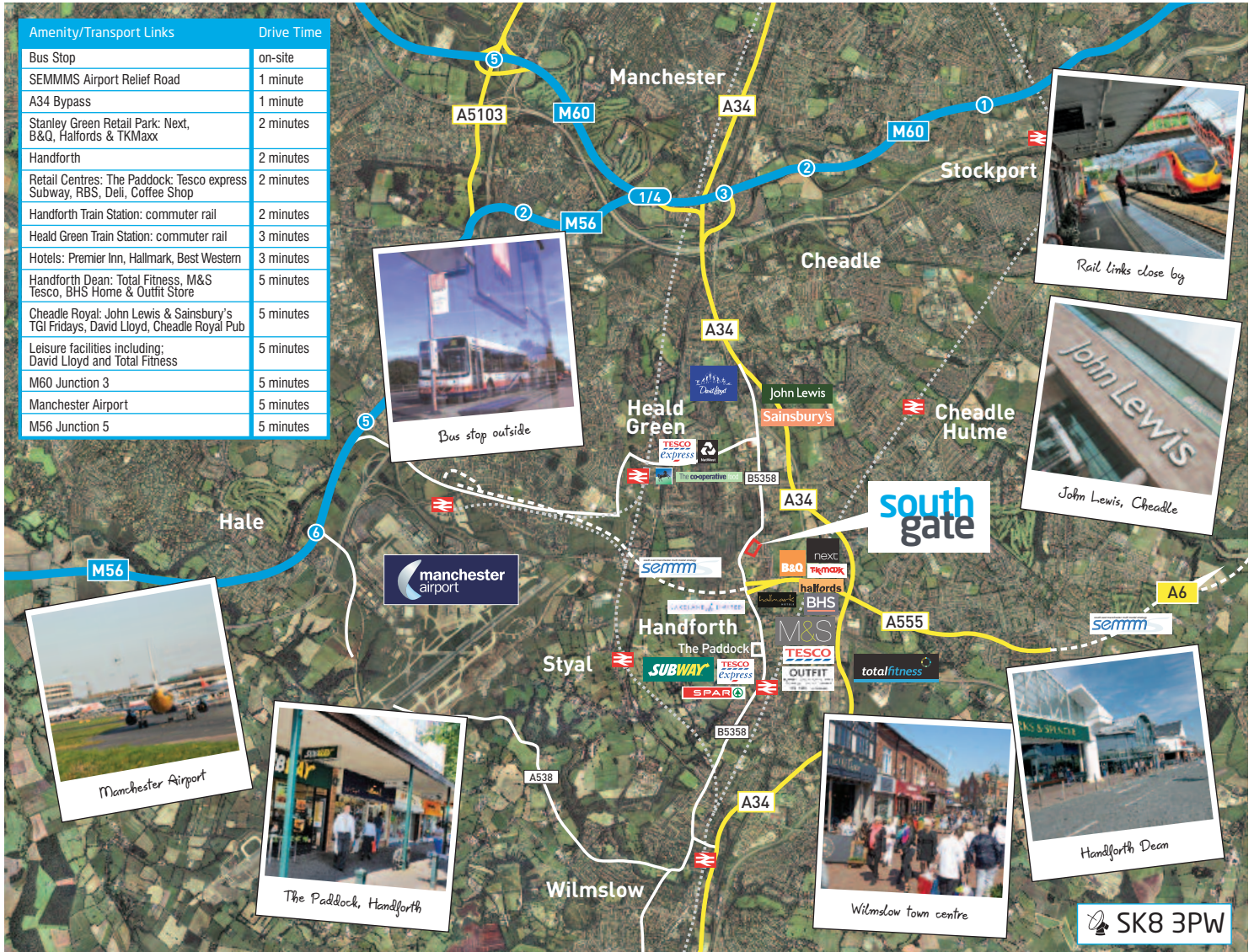
two



three



Amenity/Transport Links	Drive Time
Bus Stop	on-site
SEMMMS Airport Relief Road	1 minute
A34 Bypass	1 minute
Stanley Green Retail Park: Next, B&Q, Halfords & TKMaxx	2 minutes
Handforth	2 minutes
Retail Centres: The Paddock: Tesco express, Subway, RBS, Deli, Coffee Shop	2 minutes
Handforth Train Station: commuter rail	2 minutes
Heald Green Train Station: commuter rail	3 minutes
Hotels: Premier Inn, Hallmark, Best Western	3 minutes
Handforth Dean: Total Fitness, M&S, Tesco, BHS Home & Outfit Store	5 minutes
Cheadle Royal: John Lewis & Sainsbury's, TGI Fridays, David Lloyd, Cheadle Royal Pub	5 minutes
Leisure facilities including: David Lloyd and Total Fitness	5 minutes
M60 Junction 3	5 minutes
Manchester Airport	5 minutes
M56 Junction 5	5 minutes



SK8 3PW

Location

Southgate occupies a prominent position on Wilmslow Road (B5358) a couple of minutes drive from the A34 Bypass and SEMMMS A6 and Manchester Airport Relief Road; and is located between the centres of Heald Green and Handforth and the buildings benefit from well-connected transport links and other amenities that are all within a 5 minute drive including:



HEALD GREEN SHOPS



HANDFORTH SHOPS

Orbit Developments

Orbit Developments have been providing high quality, affordable business space for over 50 years. We believe in offering all of our customers the very best in workspace.

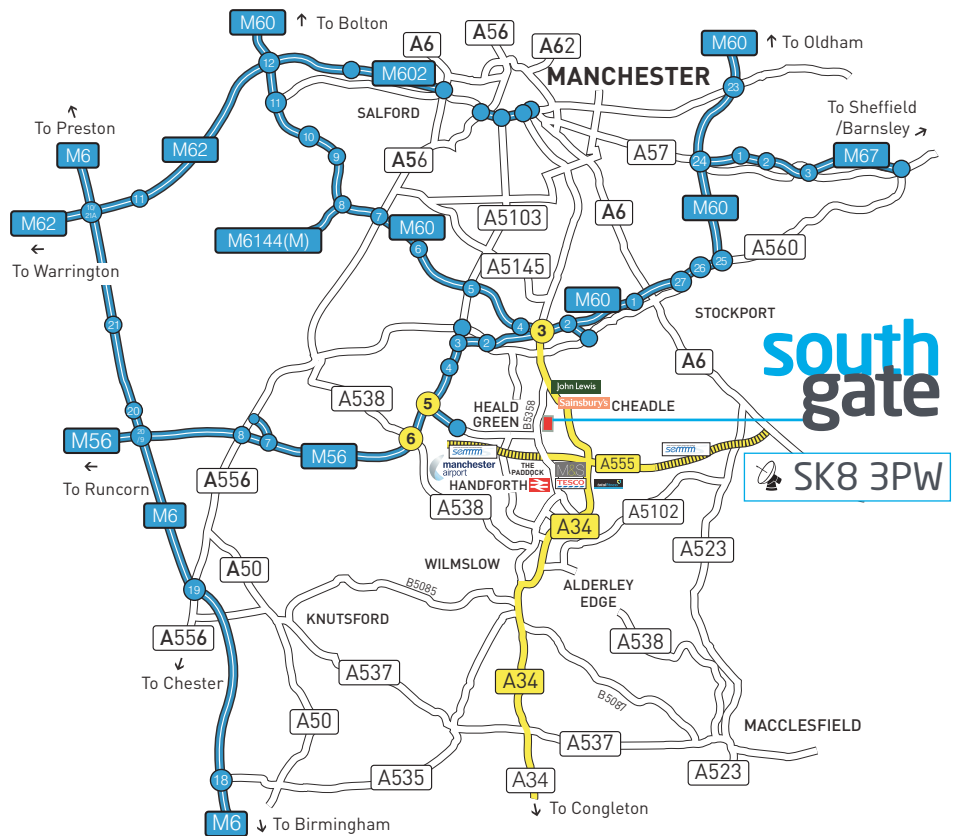
We develop, let and manage all of our own properties, allowing us to oversee the whole letting and management process seamlessly.

Nobody knows the South Manchester office market like we do. Whether you need a one person office or a whole building, we have the right workspace for you.

- 2,000+ customers -

- 8,000,000+ sq.ft. portfolio -

- 230 individual schemes -



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