SINCLAIR
HOUSE

SINCLAIR HOUSE

Our Cheadle Hulme office space offers everything you need for a productive working day in a location that makes life easier. The building is equipped with suspended ceilings for a clean, professional finish, gas-fired central heating to keep you comfortable all year round, a fully fitted shared kitchen for your breaks, and the added benefit of a passenger lift for accessibility. On-site parking ensures a smooth start and finish to your day, with hassle-free access for both you and your visitors.

Step outside and you'll find yourself in the heart of Cheadle Hulme, a thriving hub of local amenities. From artisan coffee shops and popular lunch spots to gyms, yoga studios, and leisure centres, everything you need is just a short walk away. For a breath of fresh air, Bruntwood Park and local green spaces provide the perfect escape, while excellent transport links—including direct rail services into Manchester, easy access to the M60, and proximity to Manchester Airport—make commuting simple and stress-free.

This is more than just an office—it's a place where work and lifestyle come together, giving you and your team the right environment to thrive.

Building Manager

24/7 Access

Gas Fire Central Heating

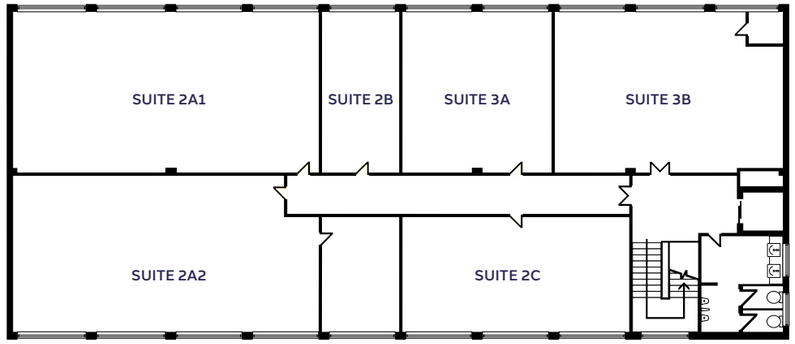
Shared Kitchen Facilities

Perimeter Trunking

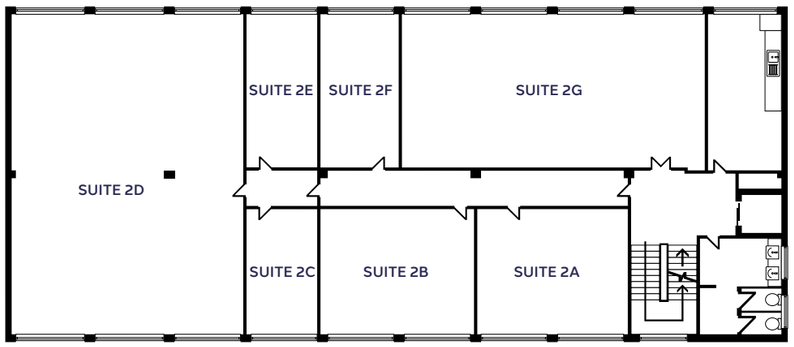
On-site Parking

Passenger Lifts

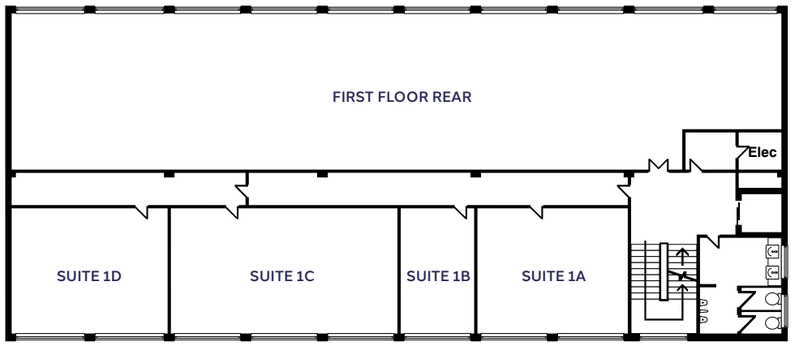
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Work, Connect & Thrive

Set in the heart of South Manchester, Cheadle Hulme offers the perfect balance of convenience and lifestyle for professionals. Just a short walk from your desk, you'll find a vibrant mix of cafés, restaurants, and coffee shops—ideal for lunch breaks, after-work socials, or quick client meetings. Local gyms, yoga studios, and leisure centres make it easy to keep your wellbeing in check, while nearby green spaces such as Bruntwood Park provide the perfect spot to recharge outdoors.

1. 3hr Stay Parking
2. ASDA
3. Cheadle Hulme Shopping Centre
4. Costa
5. Papa Johns
6. Choco Nails
7. Bryant's
8. Sapori
9. Waitrose
10. Cheadle Hulme Train Station
11. The Station House
12. Gusto

TRAVEL TIMES

Cheadle Hulme railway station is within a minute's walk, offering commuter train services to Manchester City Centre and neighbouring towns and suburbs, while regular services to London Euston are available from Stockport train station.

Easy access is provided to both the M60/ M56 motorway network and A34 bypass. Manchester Airport is only 4 miles away.

BY CAR

A34 Bypass	5 Minutes
A555	6 Minutes
Cheadle Royal	10 Minutes
Handforth Dean	10 Minutes
Wilmslow Town Centre	15 Minutes
Stockport	15 Minutes
Manchester City Centre	25 Minutes

BY TRAIN

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

SINCLAIR HOUSE

STATION ROAD | CHEADLE HULME | SK8 5AF

01625 588200
www.orbit-developments.co.uk

Orbit Developments

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0426)