STANLEY GREEN BUSINESS PARK

UNIT D6
Business Unit

3,326 SQ.FT.

Commercial Avenue, Cheadle Hulme, Cheadle SK8 6QL

D6 is a warehouse unit comprising 3,326 sq ft with exclusive yard area, size and location ideal for varity of modern commercial uses.

Unit D6 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.

INDICATIVE IMAGES FOLLOWING REFURB

UNIT D6
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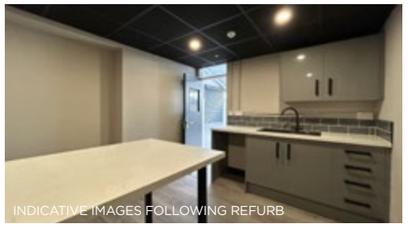
The accommodation provides the following:

- Maximum height to ridge 20 ft approx (6.36 m)
- Eaves height 4 metres approx
- Electric loading access door to front elevation
- Secure front yard area to provide ample loading and parking area
- Male, female WC's and kitchen area
- Ideal for a variety of commercial uses
- 3 Phase electric supply
- Roller shutters to personal door and front office areas
- Perimeter ring main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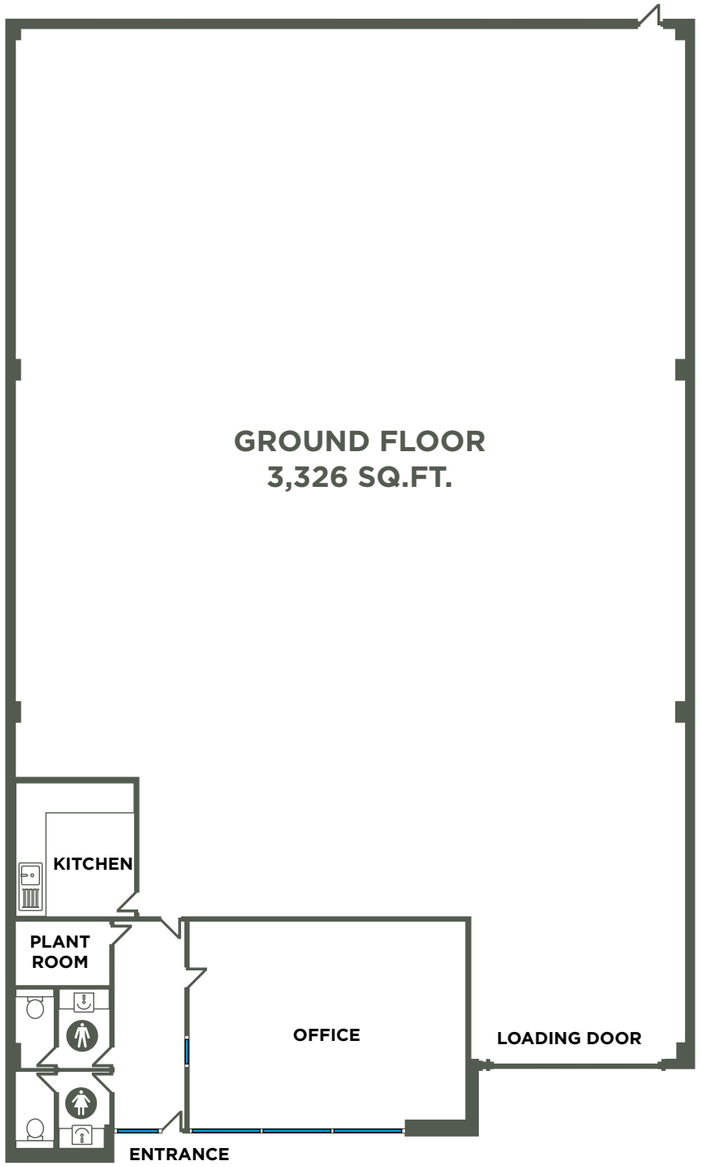

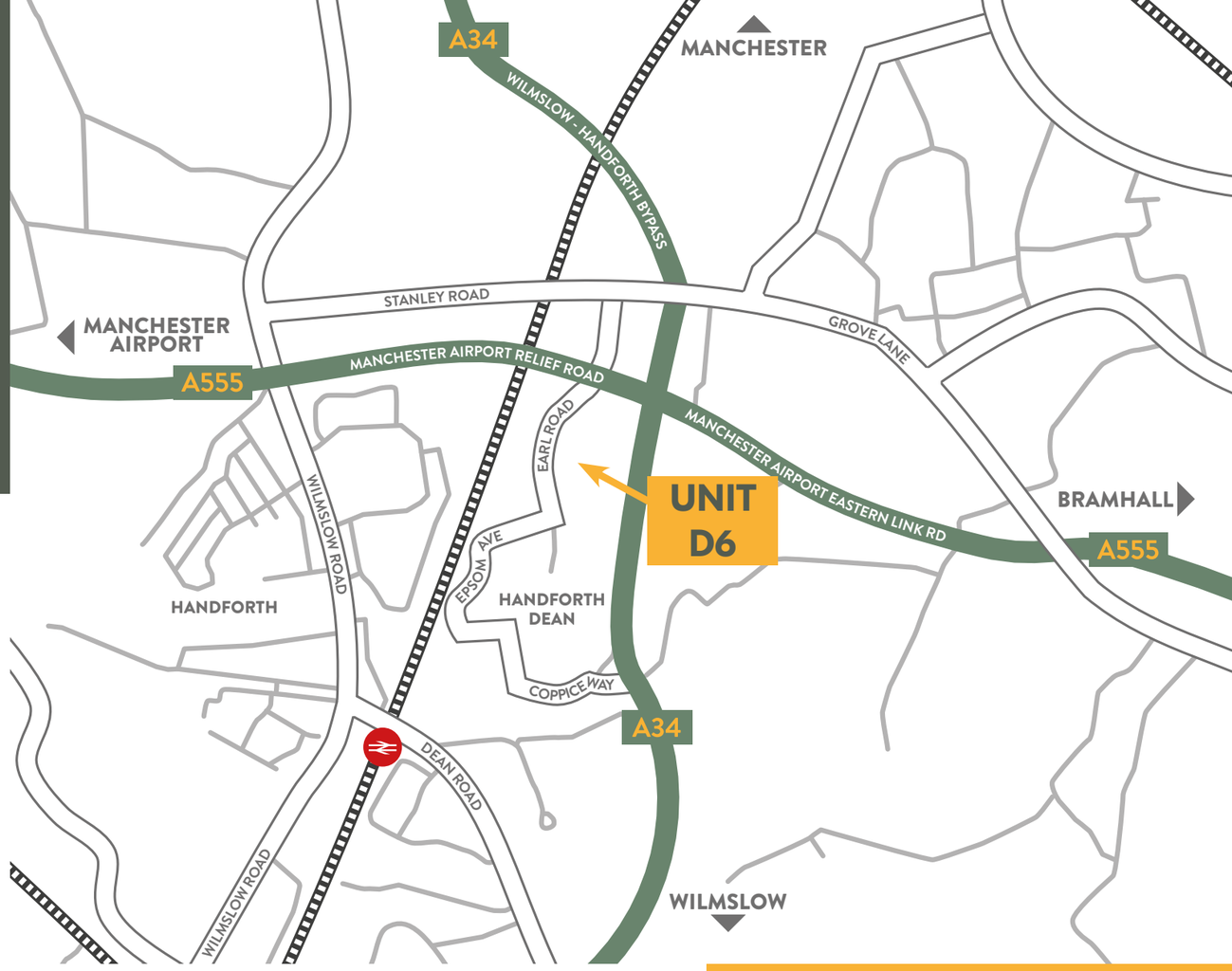

TRAVEL & COMMUTING

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

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www.b8re.com

Images are for illustrative purposes only and may not represent the exact office space available.

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 (0826)