STANLEY GREEN BUSINESS PARK

UNIT E4
Business Unit

5,511 SQ. FT.
(512 SQ. M.)

Countess Avenue, Cheadle Hulme, Cheadle SK8 6QS

E4 is a warehouse unit comprising 5,511 sq ft with exclusive enclosed yard area and parking. Unit E4 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 m approx)
- Eaves height 12 ft approx (4 m approx)
- Loading access door
- Yard area
- 3 phase power supply
- Male and female and disabled WC
- Heating to office and warehouse area
- Car parking for 19 spaces
- Upvc double glazing to offices
- Reception and office area
- External water supply to yard area

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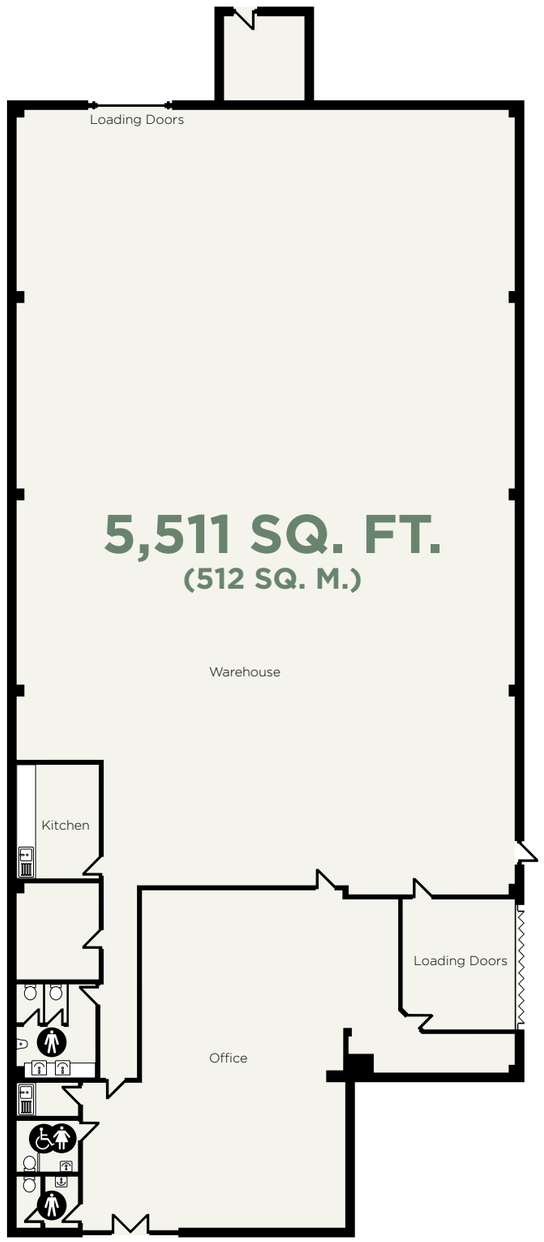

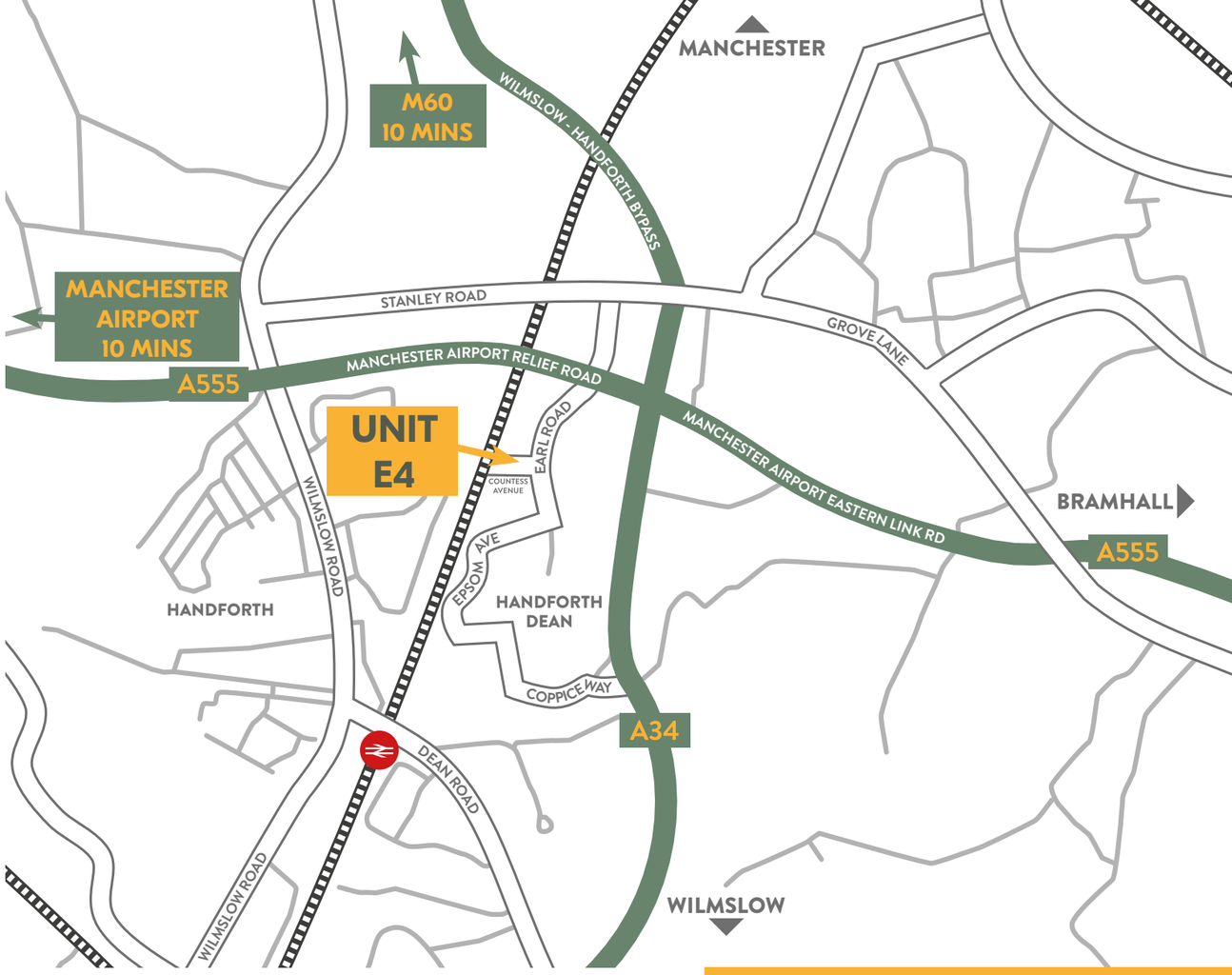

TRAVEL & COMMUTING

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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Orbit Developments
01625 588200
www.orbit-developments.co.uk

B8
0161 375 6000
www.b8re.com

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