THE PADDOCK

CONVENIENTLY LOCATED

The Paddock is positioned in the centre of Handforth and offers a variety of retail units and office suites. Conveniently located within a thriving commercial environment, The Paddock provides the ideal location for any business.

Free Parking for 100+ Cars

24 Hour CCTV

Easy Delivery Access

Train Station nearby

Close to M56, M60, A555 & A34

RETAIL

The Paddock is a mixed-use development which includes Tesco Express, Costa Coffee, a dentist and local Bakery.

As well as having neighbouring high street brands, it is in a great retail location with the busy passing traffic on the main thoroughfare of Wilmslow Road.

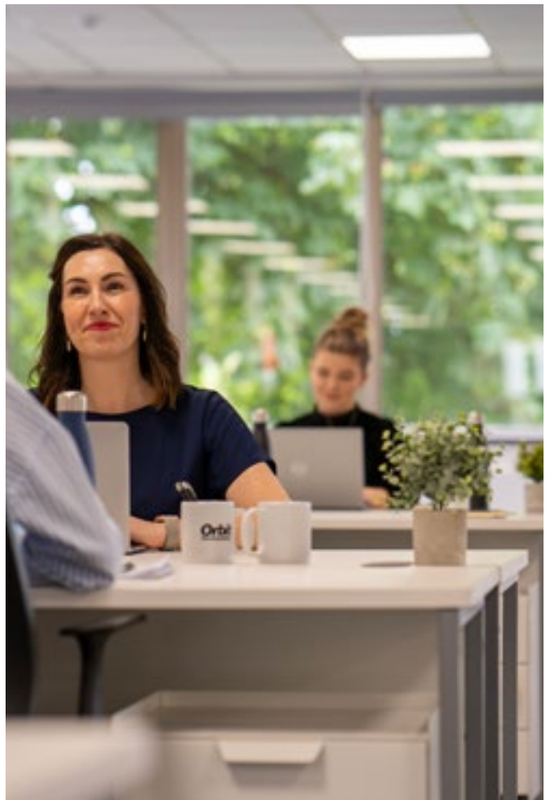
OFFICE SUITES AVAILABLE TO LET ON ALL INCLUSIVE ANNUAL RENTALS

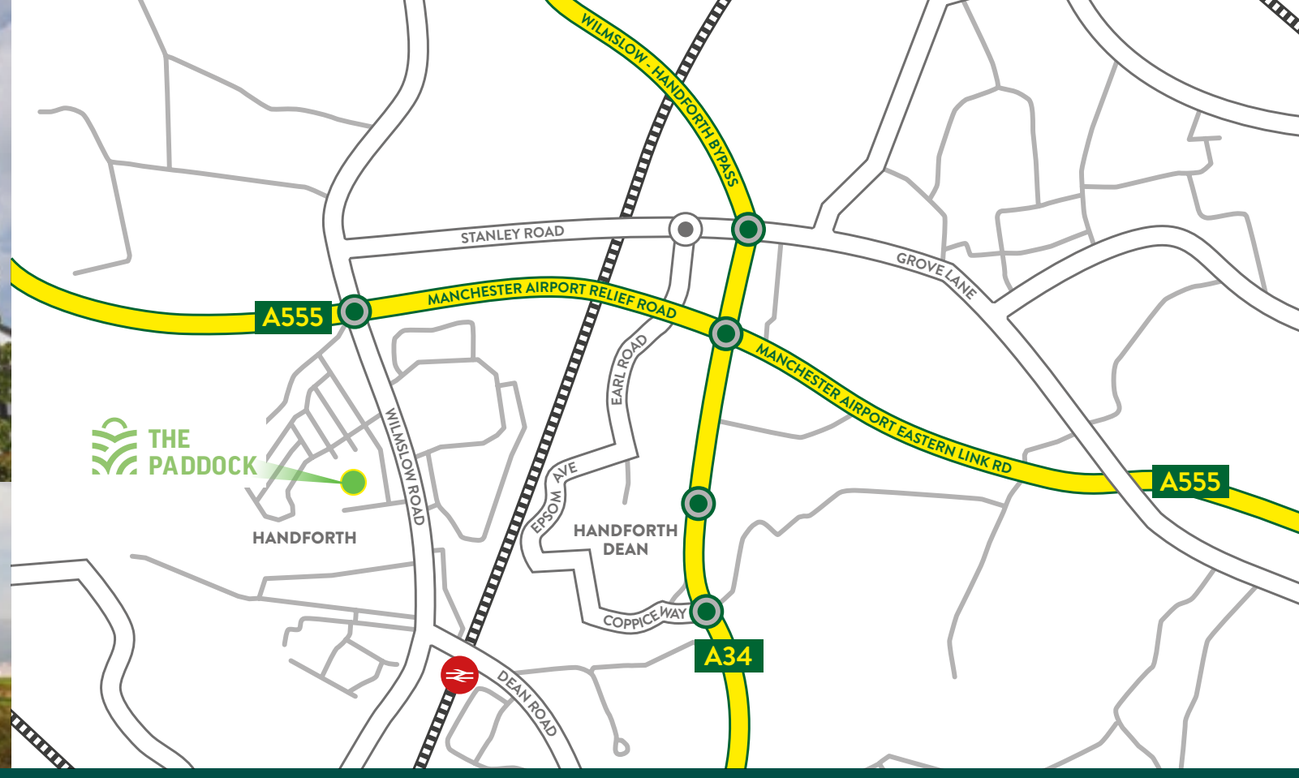
Paddock House provides a variety of affordable space to let on flexible terms in an accessible and popular destination. They are finished to a high specification and are within walking distance of Handforth station and on-site local amenities.

FIRST FLOOR

COMPETITIVELY PRICED ACCOMMODATION WITH HIGH QUALITY SPECIFICATION INCLUDING:

- Modern open plan accommodation
- Passenger lift
- Fitted carpets throughout
- Fitted window blinds
- Heated by perimeter radiators
- Ample car parking
- 24 Hour monitored access
- All-inclusive annual rentals
- Flexible lease terms
- Building manager
- Shared kitchen facilities
- Suspended ceilings incorporating modular recessed lighting





The Paddock is situated in Handforth which is 10 minutes from Wilmslow, Bramhall and Cheadle in Cheshire. The Paddock is easily accessible from the A34 and A555 Eastern Link Road, providing businesses in the area with fantastic connectivity across south Manchester. This makes the area ideal for staff recruitment as employees from across the region can easily access by rail and by car.

APPROXIMATE DRIVE TIMES FROM THE PADDOCK:

WILMSLOW	MANCHESTER AIRPORT	STOCKPORT	M6 (VIA A555)	MACCLESFIELD	MANCHESTER CITY CENTRE
9 MINS	10 MINS	16 MINS	18 MINS	25 MINS	30 MINS

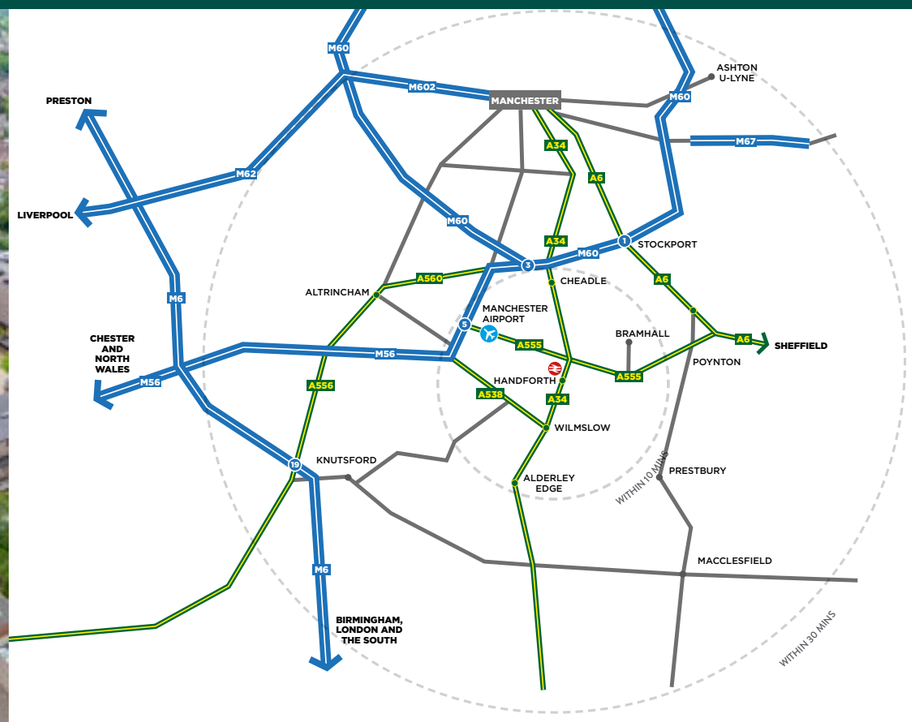
An ideal location for recruitment with the A34 & A555 Eastern Link Road, in close proximity.

The A555 Eastern Link Road from Handforth to Manchester Airport provides a direct route to both the airport and Junction 5 of the M56 motorway. The additional extension to Bramhall, Hazel Grove and the A6 further enhances the accessibility of The Paddock.

The Paddock provides you with fantastic connectivity across South Manchester.

The nearby town of Wilmslow offers a direct and regular service to London Euston taking around 2 hours. Handforth railway station is a short walk away and provides direct and frequent connections to Stockport, Manchester and Crewe.

- **Cheadle Hulme** - 4 minutes
- **Wilmslow** - 4 minutes
- **Alderley Edge** - 7 minutes
- **Stockport** - 9 minutes
- **Manchester Picadilly** - 29 minutes
- **Crewe** - 33 minutes



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