

Stanley Green Business Park

A34 • Handforth Dean • Cheadle • Cheshire

TO LET : ARGYLE HOUSE

Hybrid/Warehouse & Office Unit

Self-Contained & Enclosed Yard Area

10,721 sq.ft.





EXAMPLE LOADING AREA



FRONT RECEPTION



EXAMPLE WAREHOUSE AREA

LOCATION

Argyle House 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.

Argyle House is a hybrid unit comprising 2 storey offices to the front elevation and single bay warehouse with 2 loading doors to the Side/Rear. The unit is completely self-contained with its own yard and parking areas all of which are ring fenced with gated entrance.

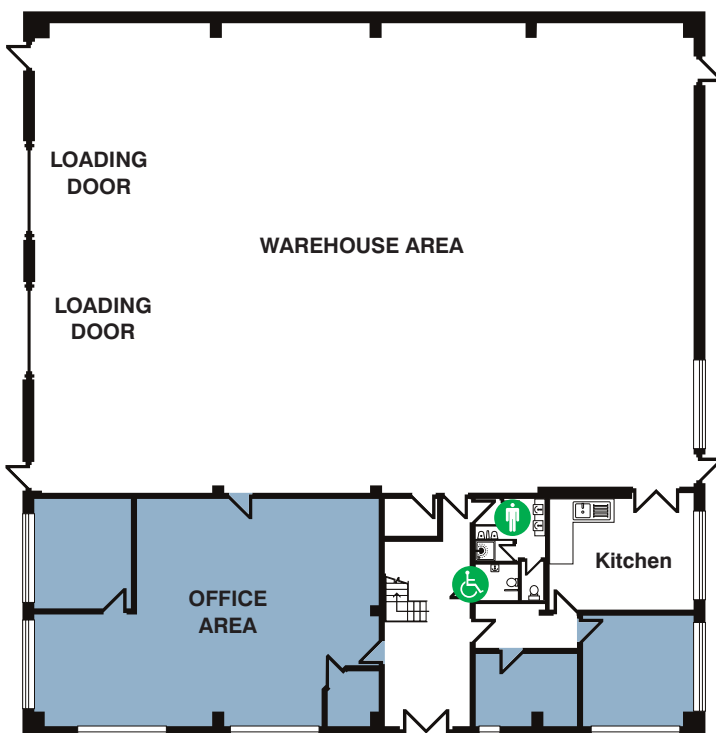
Ideally located in the middle of the prominent Stanley Green Retail Park just off the A34/Wilmslow and Handforth Bypass. The A34 provides direct access to the North West's motorway network while Wilmslow and Stockport town centres and Manchester Airport are all within a 5 - 15 minute drive.

Bus and Rail services are located in the near vicinity.

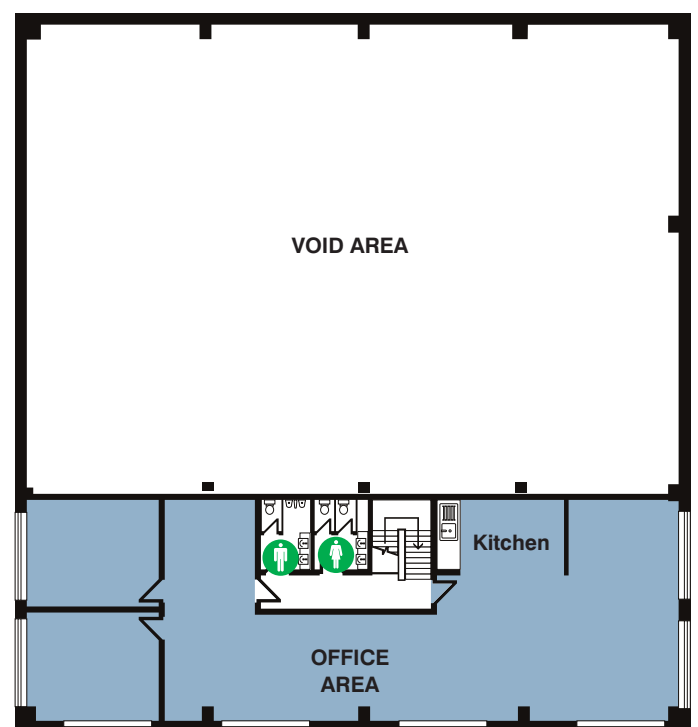
Additional local amenities include: M&S, Tesco Extra, JD, Boots, Next, Pets At Home, B&Q, TK Maxx, Homesense, Halfords, Costa Coffee, Screwfix, John Lewis, Total Fitness, Sainsbury's and David Lloyd Leisure.

Hybrid/Warehouse & Office unit with self-contained yard

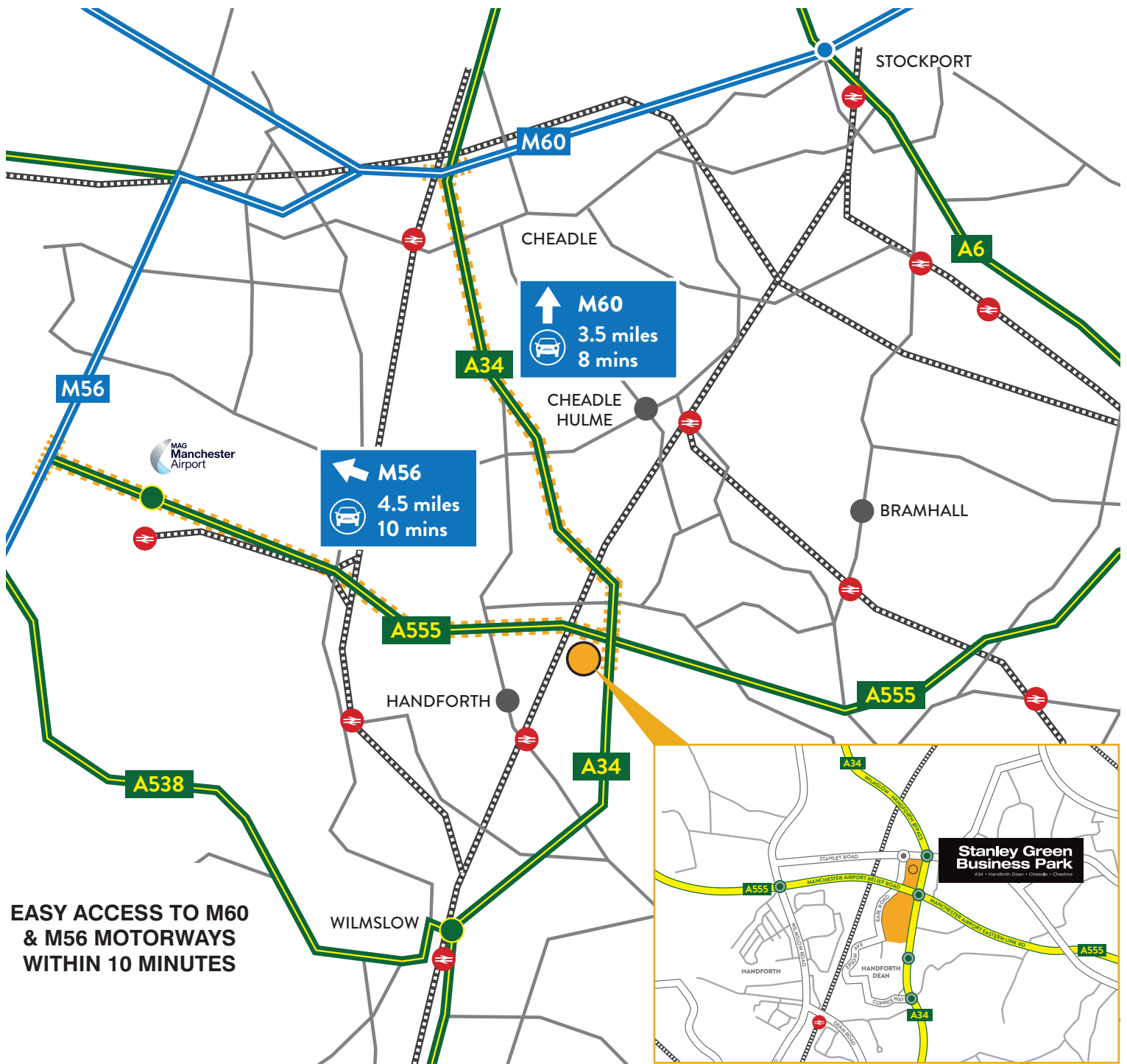
10,721 sq.ft. (996 sq m)



GROUND FLOOR - 8,084 sq.ft.









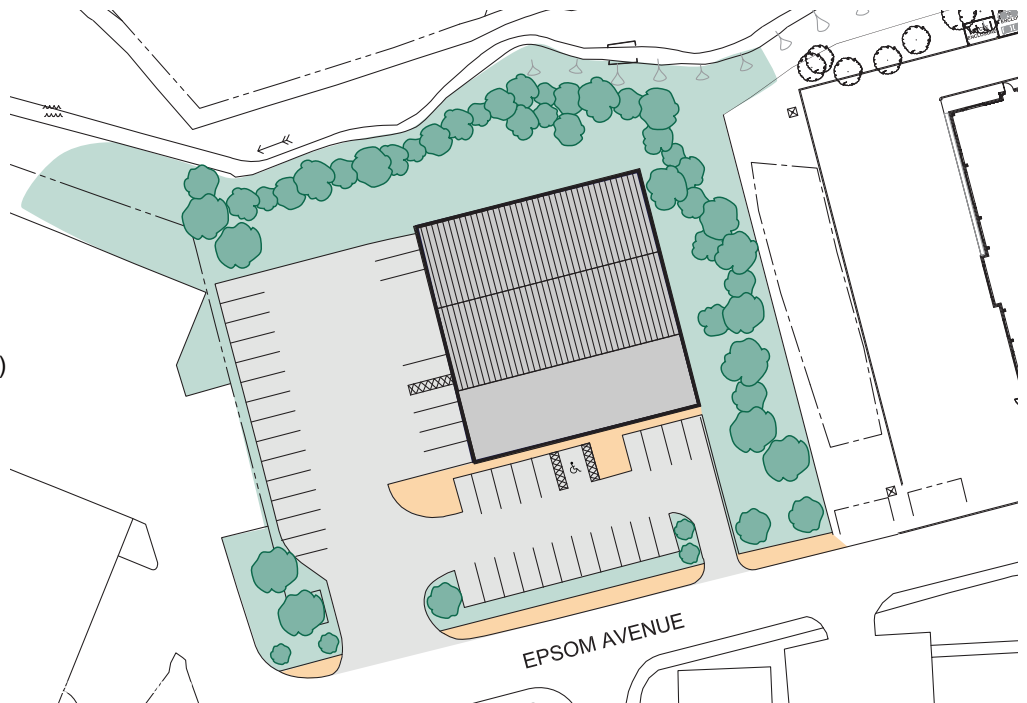
FIRST FLOOR - 2,637 sq.ft.



ACCOMMODATION

The benefits provides the following :

-  Self-Contained Unit and Yard area
-  Roof apex height 7.7m, eaves height of 7.1m,
-  Roller loading doors
Opening width: 3.9m (W) x 4.53 (H)
-  Enclosed secure yard area with perimeter palisade fencing
-  Separate Personal Entrance/Reception
-  Kitchen facilities



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Stanley Green Business Park which is equidistant from Wilmslow, Bramhall and Cheadle in Cheshire. The property is easily accessible from the A34 bypass, providing businesses in the area with fantastic connectivity to a number of locations across South Manchester. This location is ideal for staff recruitment as employees from across the region can easily accessed.

The A34 benefits from the recently opened extension from Handforth to Manchester Airport, providing a direct route to the airport.

Drivetimes:

Manchester Airport via A555 Airport link road	5 mins
Wilmslow Town Centre	9 mins
Stockport	14 mins
Manchester City Centre	23 mins

Orbit
Developments

For further information or to arrange a viewing please contact :

01625 588200
www.orbit-developments.co.uk