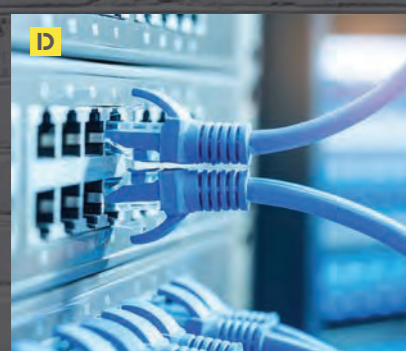
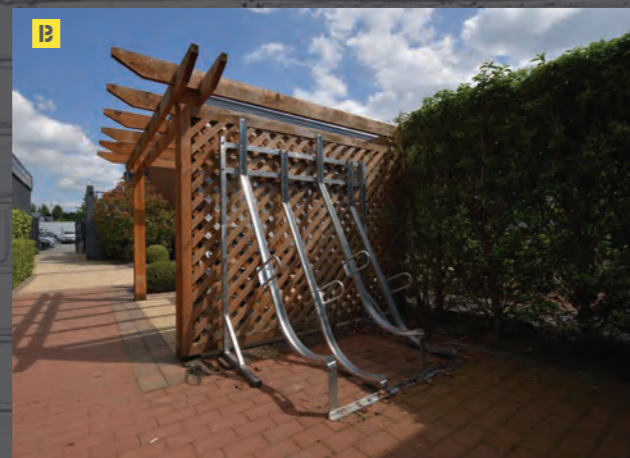


THE COURTYARD

THE COURTYARD

CHEADLE SK8 6QH

THE COURTYARD PROVIDES HIGH QUALITY OFFICE SUITES OVERLOOKING AN ATTRACTIVE EXTERNAL COURTYARD AREA – AN AREA ENJOYED BY ALL OUR CUSTOMERS



The office space is of a high specification and incorporates the following features:

A MEETING SPACES **B** BIKE HUB **C** KITCHEN FACILITIES **D** SUPERFAST BROADBAND **E** SHOWERS **F** 24 HOUR ACCESS **G** REGULAR CUSTOMER EVENTS

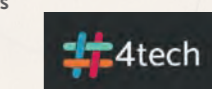


The offices at Stanley Green Business Park are located in **NO.1 & NO.2 THE COURTYARD** and are available on an all inclusive basis; which includes rent, business rates, service charge and utilities.

On-site parking is available at a ratio of 1 space per 250 sq ft, and the office suites benefit from shared kitchen facilities as well as newly refurbished male, female and disabled WCs together with a bike hub & shower facilities.

Meeting rooms are available for customer use. The offices also benefit from an external courtyard area, whilst some suites have private doors leading directly into the courtyard.

Superfast broadband is available by arrangement with our internet provider 4Tech.





LOCATION

THE COURTYARD IS SITUATED AT STANLEY GREEN WHICH IS EQUIDISTANT FROM WILMSLOW, BRAMHALL AND CHEADLE IN CHESHIRE. THE PROPERTY 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 THE COURTYARD.

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 Stanley Green Business Park.

Being strategically located at the junction of the A555 & A34, Stanley Green Business Park is just 9 miles south of Manchester City Centre and towns across the North West are easily accessible when travelling by car or rail.

Handforth railway station is a short walk away and provides direct and frequent connections, including;

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

Handforth is one stop away from Wilmslow where a direct service to London Euston takes just over 2 hours.



APPROXIMATE
DRIVE TIMES FROM
THE COURTYARD:

WILMSLOW

9
MINS

MANCHESTER
AIRPORT

10
MINS

STOCKPORT

16
MINS

M6
(VIA A555)

18
MINS

MACCLESFIELD

25
MINS

MANCHESTER
CITY CENTRE

30
MINS

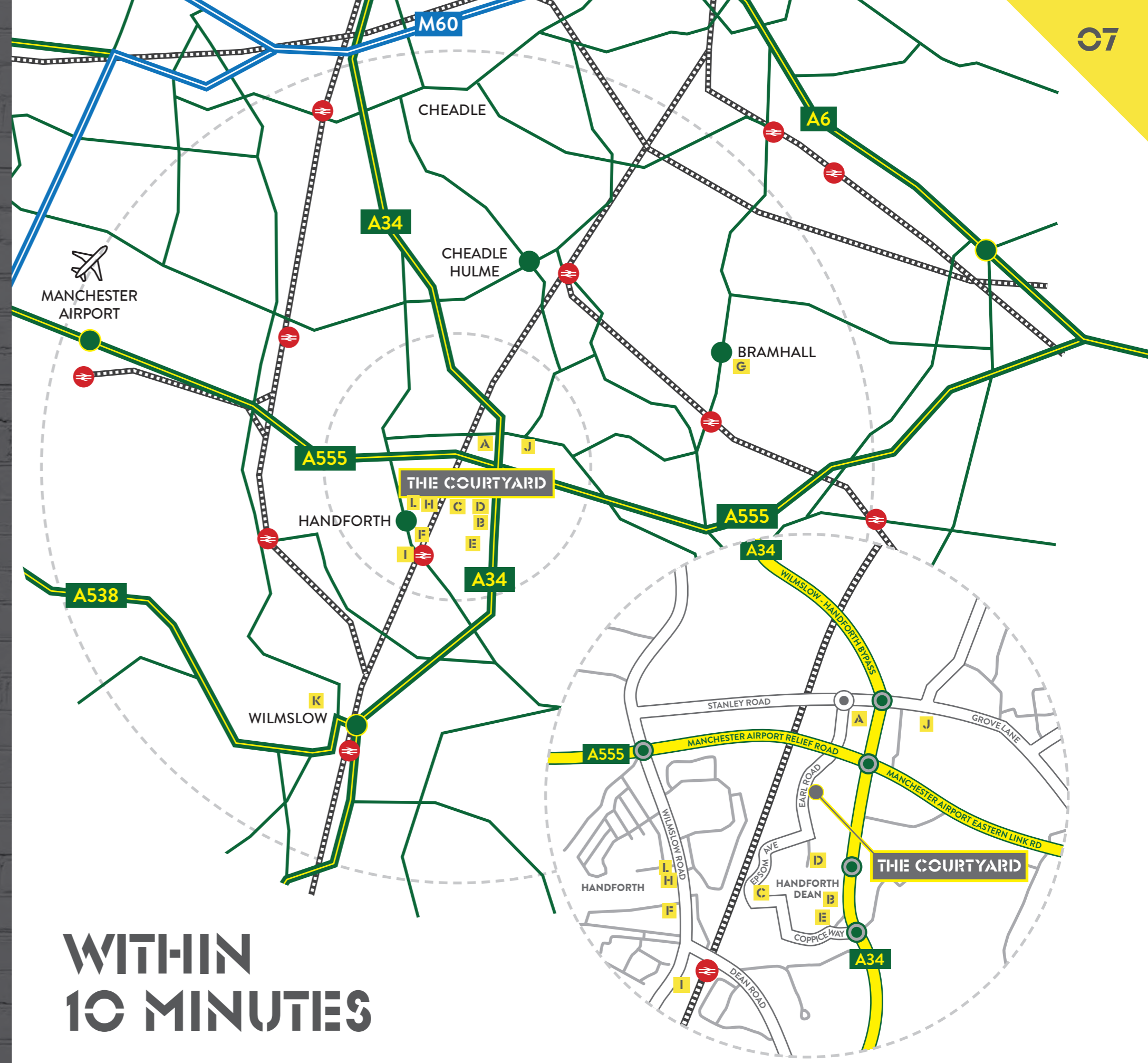
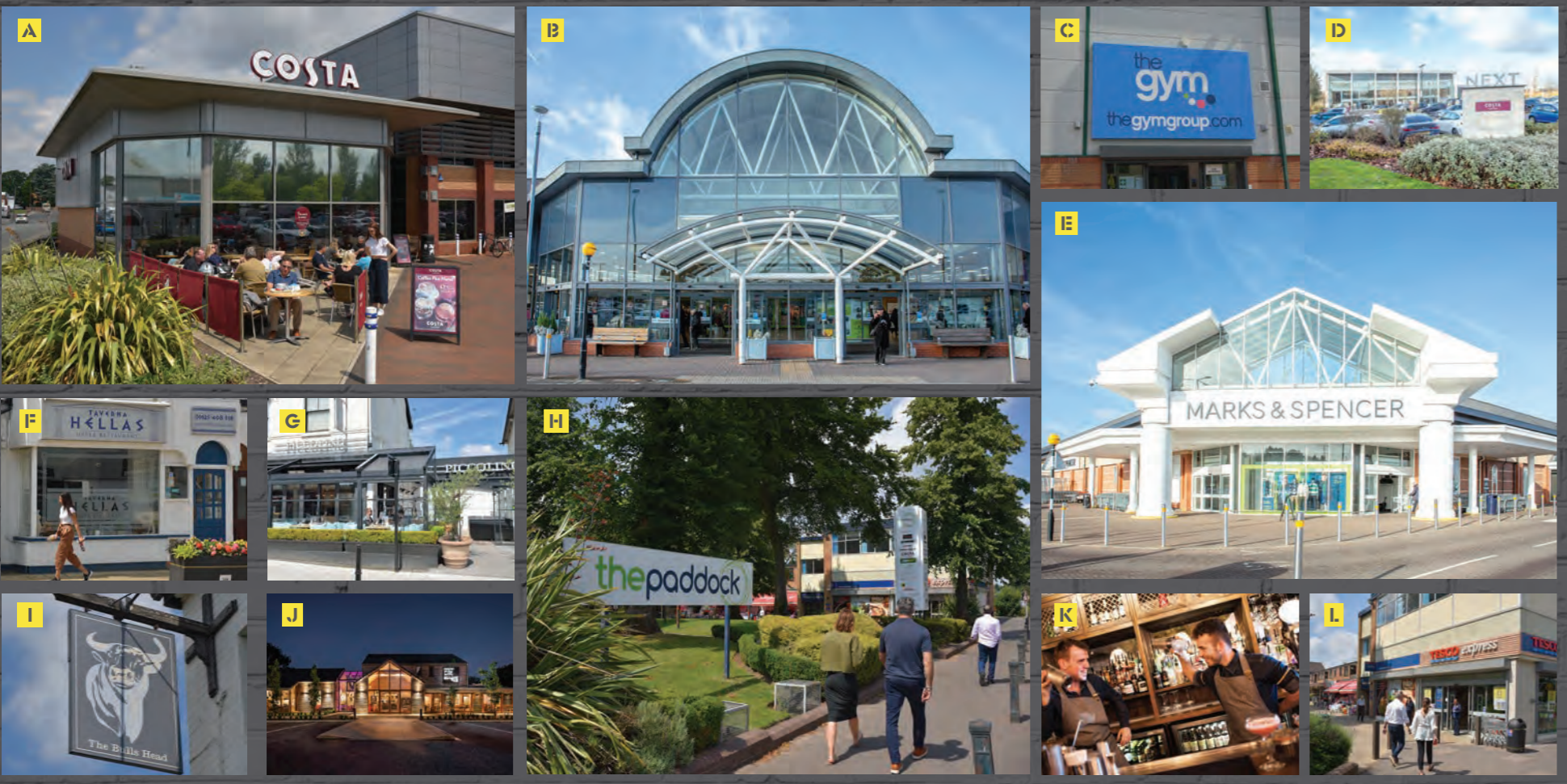
FANTASTIC AMENITIES

THE PARK IS IMMEDIATELY ADJACENT TO HANDFORTH DEAN RETAIL PARK, WHERE YOU'LL FIND HIGH STREET RETAILERS SUCH AS M&S, JD, NEXT, TESCO, COSTA COFFEE, AND BOOTS.

The Courtyard is only a 9 minute drive from the affluent town of Wilmslow where there is a huge choice of independent restaurants and national retailers. The office space is also close to Stanley Green Retail Park where you can find TK Maxx, Costa Coffee, B&Q, and Halfords.

Employees can also take advantage of leisure facilities at Total Fitness and The Gym Group, both of which are located close to the property.

- A** Stanley Green Retail Park
- B** Handforth Dean Retail Park
- C** The Gym, Handforth
- D** Next/Costa, Handforth Dean
- E** M&S Handforth Dean
- F** Hellas Greek Taverna , Handforth
- G** Piccollinos, Bramhall
- H** The Paddock Shopping Precinct, Handforth
- I** The Bulls Head , Handforth
- J** The Pointing Dog, Cheadle Hulme
- K** Wilmslow Town Centre
- L** Tesco Express, Handforth



WITHIN 10 MINUTES

HIGH QUALITY OFFICE SUITES RANGING FROM 116 SQ FT UP TO 1,186 SQ FT

CURRENT AVAILABILITY

Please refer to our website or call for currently availability.



NO.1 GROUND

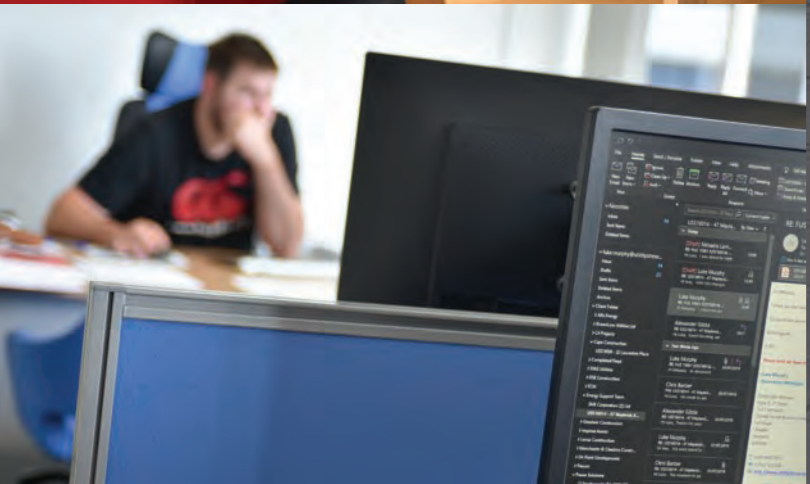


NO.2 - GROUND



NO.2 - FIRST





“

I HAVE RECENTLY MOVED INTO **THE COURTYARD** WHICH HAS BEEN THE BEST DECISION FOR MY BUSINESS.

THE LOCATION IS PERFECT FOR ACCESS TO TRANSPORT LINKS, AND AMENITIES. THE FACILITIES CATER FOR ALL OUR NEEDS INCLUDING ALL THE RECENT REFURBISHMENTS WHICH MAKE FOR A GREAT ENVIRONMENT TO WORK FROM.

ORBIT DEVELOPMENTS EVEN HOST EVENTS WHICH MY TEAM HAVE ENJOYED. IF YOU ARE LOOKING FOR OFFICE SPACE AT A REASONABLE PRICE THEN LOOK NO FURTHER THAN **THE COURTYARD**.

- Lucy Parker, Director, House To Home

”



THE COURTYARD
IS CURRENTLY
HOME TO
OVER 28
THRIVING
INDEPENDENT
COMPANIES



LET
YOUR
IDEAS
GROW

Call us now with your
leasing requirements for
current availability.

To arrange a viewing please call

01625 588200

Orbit
Developments

www.orbit-developments.co.uk

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October 2019. RB&Co 0161 833 0555.

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