



# OAKS



CREWE ROAD, MANCHESTER M23 9BE

METROLINK • MOTORWAY • AIRPORT



Easy Motorway Access



Attractive Environment



On-site Car Parking



24/7 Site Access

**Flexible Office Space**  
**Ground Floor: 2,701 sq.ft. (251 sq.m.)**

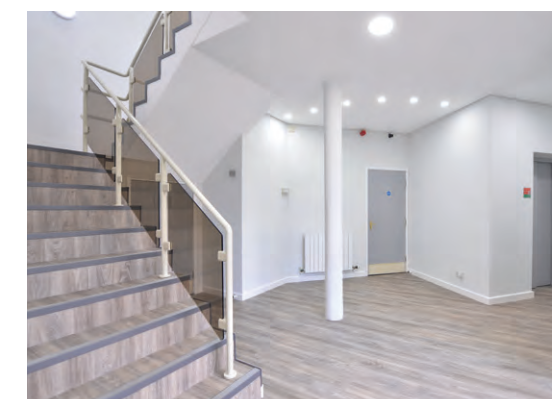
101  
THE  
OAKS

102  
THE  
OAKS





The Oaks Business Park comprises of buildings 101 and 102, both providing high quality office space and extensive car parking within a barrier controlled, landscaped environment.





Ideal for businesses looking for an **easily accessible** workplace



SATNAV REF  
**M23 9BE**



- Chorlton **20 mins**
- Manchester Airport **20 mins**
- Sale Town Centre **35 mins**
- Manchester City Centre **40 mins**

- M56 **5 mins**
- M60 **5 mins**
- MediPark **7 mins**
- Manchester Airport **10 mins**
- Altrincham Town Centre **11 mins**
- Sale Town Centre **12 mins**
- Manchester City Centre **20 mins**

- Metrolink Station **3 mins**
- Bus Stops **8 mins**
- Tesco Extra **12 mins**



The Oaks Business Park is conveniently located in South Manchester, 7 miles south of the city centre and close to motorway and Metrolink connections, ideal for businesses looking for an easily accessible work base.

The property is a 3 minute walk from Moor Road Metrolink station offering direct links to Manchester Airport and Manchester city centre and is 8 minute walk to Altrincham Road which provides a number of bus services to Altrincham and Stockport.

Junction 3 of the M56 and junction 5 of the M60 motorways are both situated a 5 minute drive meaning The Oaks Business Park is easily accessible for visitors and employees alike.

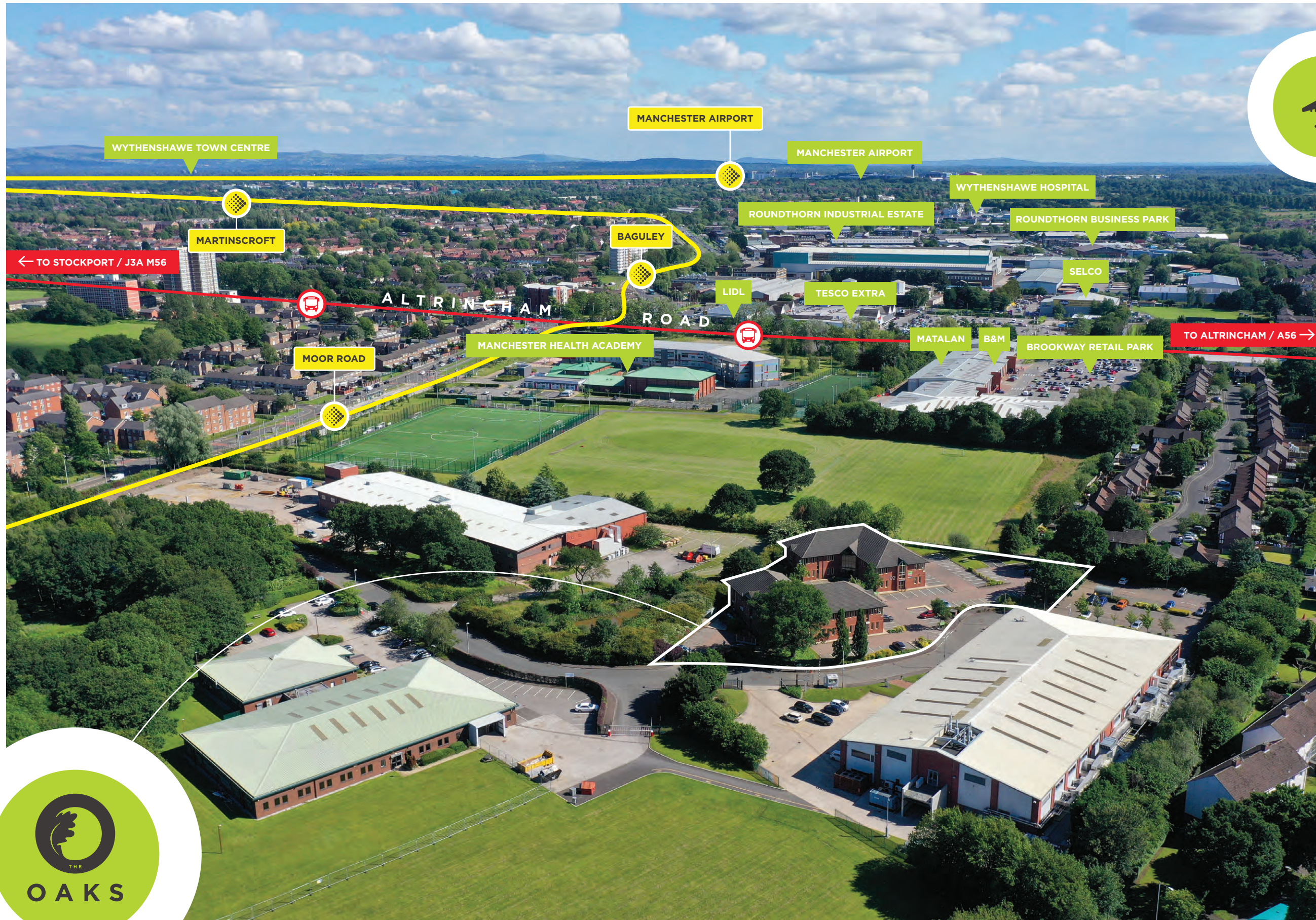
**7** miles south of the **city centre**

**3** minute walk from **Moor Road Metrolink**

**8** minute walk to Altrincham Road **bus services**

**5** minute drive to **J3 & J5 of the M60**





**4**

miles to  
**Manchester Airport**

The UK's second largest airport, serving over **225 destinations** worldwide is just a **10 minute drive** away



**LOCAL AMENITIES**

Nearby amenity includes ample retail provision with Tesco, Lidl, Aldi and the local Post Office & convenience store all within walking distance. Wythenshawe Town Centre together with the abundant amenities of Altrincham & Sale Town Centres are within a 10 minute drive, as are all the facilities provided at Manchester Airport.

**12**

minute walk to  
**local amenities**



# 102 THE OAKS

Benefitting from recent investment, 102 The Oaks has a bright and airy reception area with the available work space located on the first floor. The mainly open plan floorplate allows companies to design the space around their business needs, adding in ancillary offices and meeting rooms as required.

A dedicated reception area



Full access raised floors



Gas central heating



Suspended ceilings



8 Person passenger lift



Access control providing 24/7 access to the building



Significant onsite parking



Entrance barrier and secure on-site car park



Both available suites offer some existing fit out within the suite. The first floor boasts significant partitioning such as offices, meeting room, comms and kitchen facilities. It also benefits from air conditioning. Both floors benefit from a full access raised floor providing an easy cabling solution. The ground floor has a kitchen and storage space but is mainly open plan ready for the customer to fit out as needed.

A pleasant, secure environment with significant parking and easy access to the Metrolink make The Oaks a great location.



The shared amenities in the property have recently been refurbished and alongside the usual toilet provisions are disabled facilities and access via lift to the first floor if needed. The ground floor reception provides a welcoming area for visitors within a modern and bright environment.

A key feature of the property is the significant level of on-site car parking available immediately around the property.

## ACCOMMODATION

Ground Floor	sq ft	sq m
Suite A	2,701	251

**102**  
THE  
OAKS

Ground Floor







**OAKS**

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