

Abney Hall ●

Characterful small suites
in Cheadle Village.



bruntwood



Abney Hall

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A Grade II-listed building located in stunning parkland in Cheadle Village, Abney Hall provides a setting for an office with a difference.

Fully refurbished it is perfect for companies looking for contemporary workspace with individual character. Rooms in the building all come with their own unique features from period fireplaces, wood panelling to stain glass windows. A grand main entrance makes a statement for staff and visitors arriving at the hall: the front door gives way to an ornately tiled hallway and carved wooden staircase.

With suites available on flexible leases for four people up to 24, there are a variety of options available to your business for immediate requirements and in the long term as your business grows.



4 – 24 desks



On-site parking



Abney Hall



Abney Hall





Abney Park



Abney Park

Location

Set within the grounds of Abney Park, Abney Hall is just a few minutes' walk away from Cheadle village. The village centre offers a wide choice of restaurants, bars, cafes and supermarkets. The popular retail destination at Cheadle Royal, which includes a John Lewis and Sainsbury's, is just a 5 minute drive away.

Abney Hall benefits from on-site parking and has convenient access to both the M60 and M56. The East Didsbury transport interchange for bus, rail and Metrolink connections is a 15 minute walk away.



5 mins walk to Cheadle village

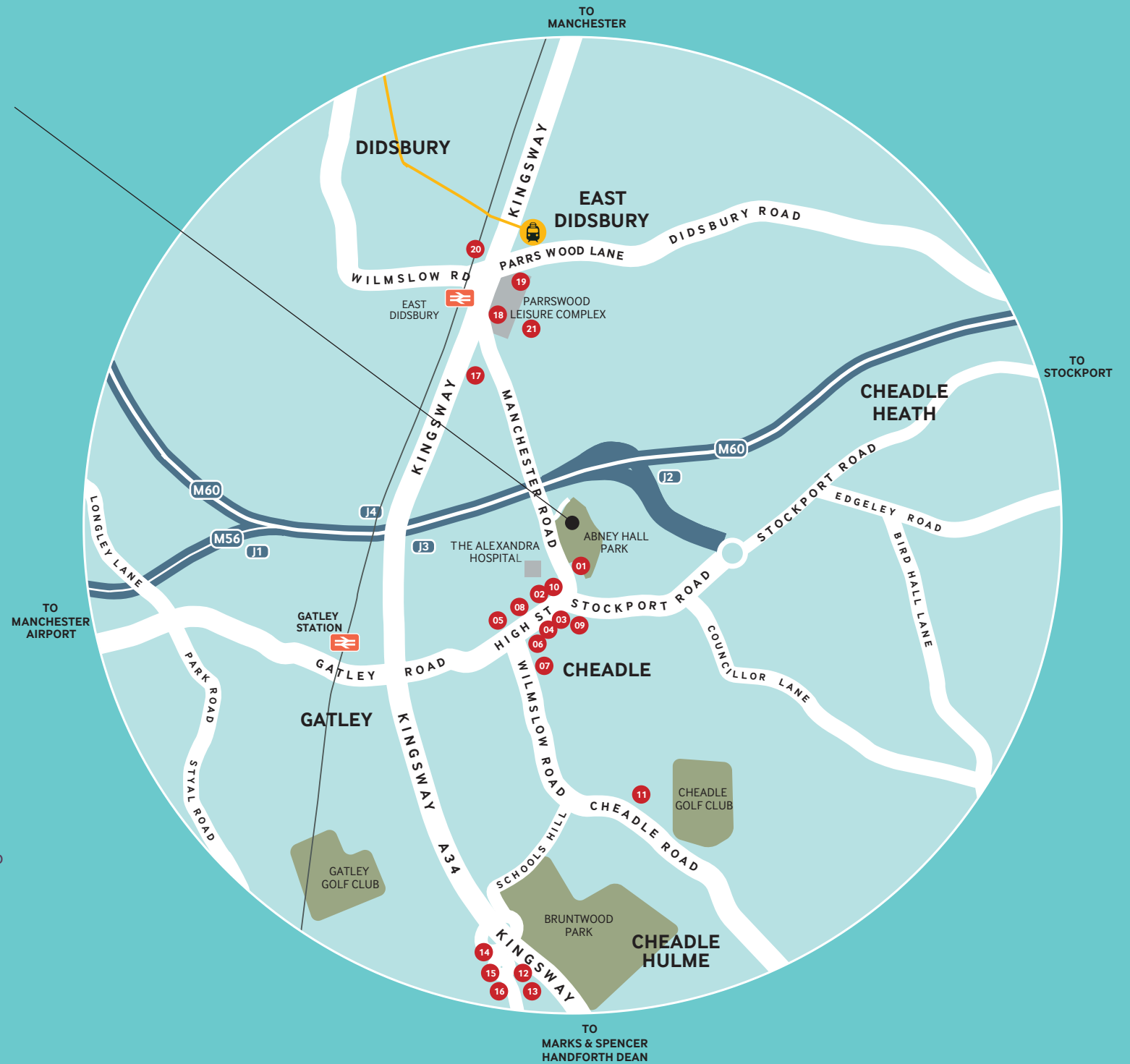


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Manchester Road
Cheadle
Cheshire SK8 2PD

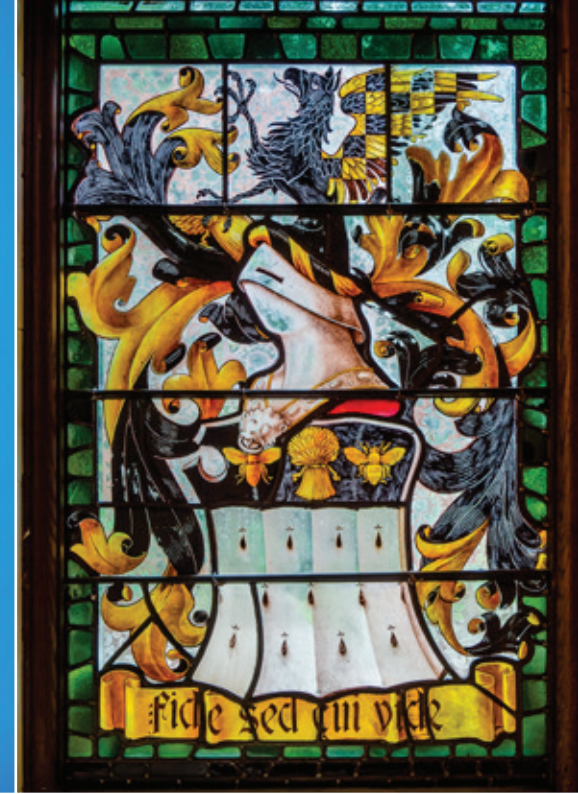
Local amenities in your vicinity

- 01 Ashlea Pub & Restaurant
- 02 Co-op
- 03 Sainsbury's
- 04 Pizza Express
- 05 White Hart Pub
- 06 Jas Jas Jas Sandwich Deli
- 07 Tesco
- 08 Lloyds TSB
- 09 HSBC
- 10 RBS
- 11 Village Hotel & Leisure Club
- 12 Sainsbury's
- 13 John Lewis
- 14 TGI Friday's
- 15 Premier Inn
- 16 David Lloyd
- 17 Waterside Hotel & Galleon Leisure Club
- 18 Virgin Active
- 19 Cineworld Cinema
- 20 Tesco
- 21 Bus Interchange



History

Built in 1847 by cotton magnate Alfred Orell, Abney Hall is steeped in history and character. Most notably Agatha Christie stayed with family in the building and wrote two of her novels here. During the 1850s the current owner at the time Sir James Watts engaged August Pugin, co-designer of the interior of the Palace of Westminster, to undertake alterations to the building. Prince Albert, Queen Victoria's husband and King Edward VII were also recorded as guests at the mansion.



Flexible leased offices

Bruntwood's flexible all inclusive offices provide a fixed price solution allowing you to manage the costs of your office space so you know what you're paying each month.

Lease options:

- Flexible lease terms from three months upwards
- 2% fixed annual increase on rental costs available
- Option to fix dilapidation costs

Services provided within the quoted rental price include:

- Power and data cabling
- Security and access systems
- Access to a shared kitchen and break out space
- Heating
- External window cleaning
- Common parts cleaning
- Bicycle storage

Services subject to an additional cost:

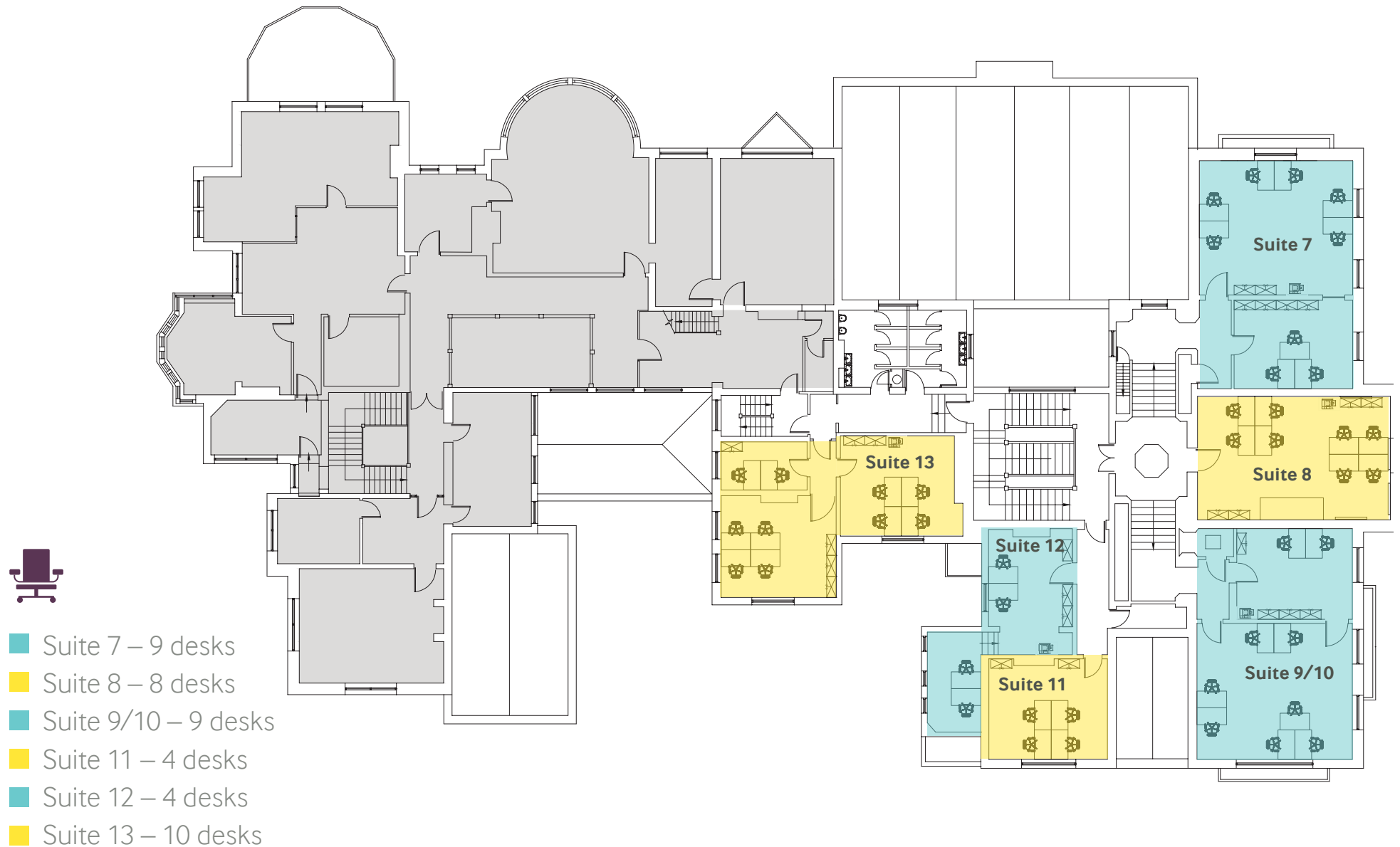
- Electricity
- In-suite cleaning
- Car parking
- Voice and data



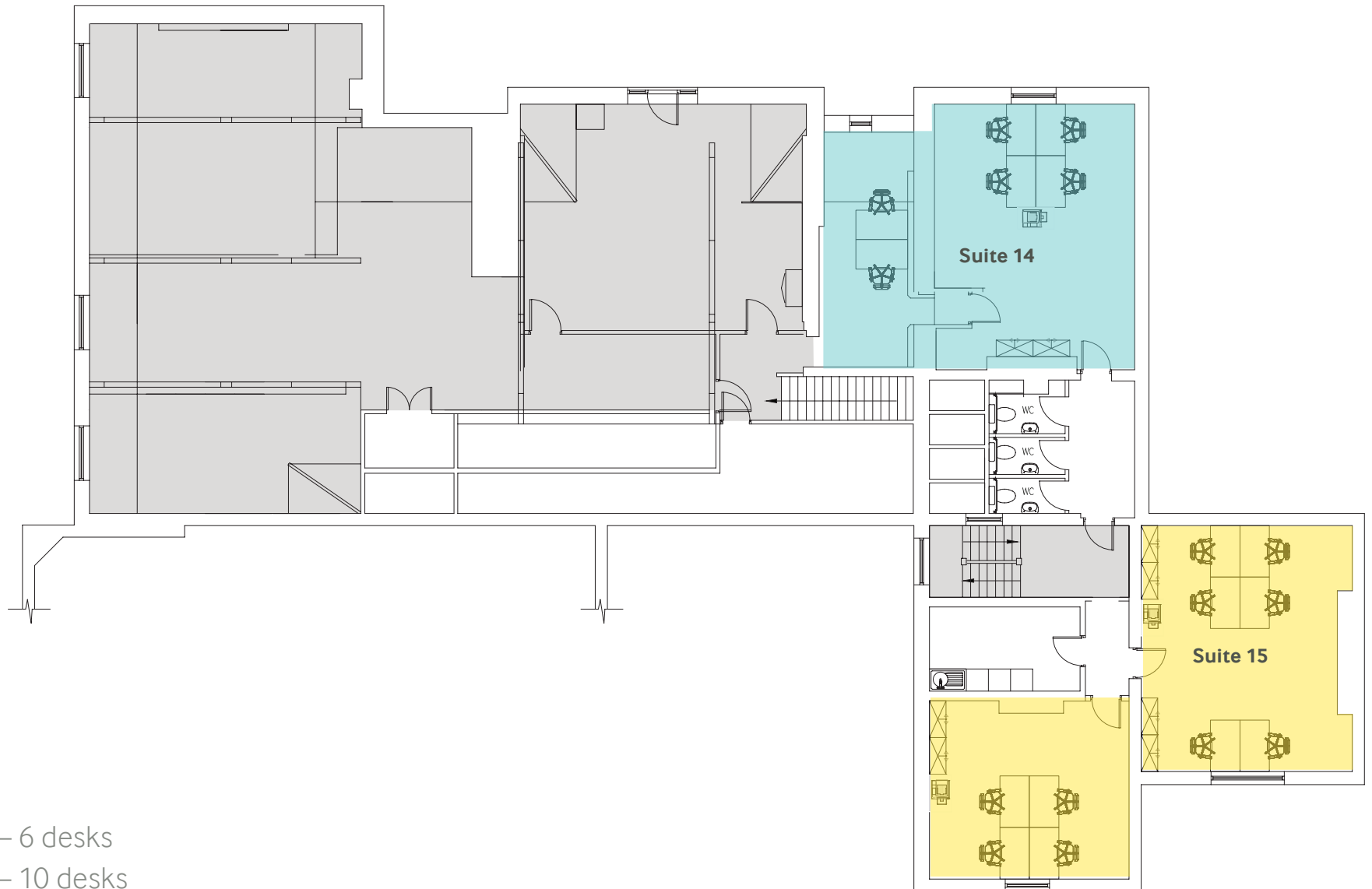
Ground floor plan



First floor plan



Second floor plan



Creating places for business success

Bruntwood is a family-owned and run property company that specialises in creating spaces that help businesses to succeed. From a single desk for a day to a whole building for 25 years, we have solutions to suit a wide range of requirements. With over 100 properties across four UK city regions, we provide office space, serviced and virtual offices, meeting rooms and retail premises to companies across a range of different business sectors.

We don't see ourselves as a landlord but rather as our customers' property partner, making sure that their choice of premises adds the best possible benefit to the way their business works. We work with all sizes and types of companies from start-ups and SMEs to international market leaders, from designers to lawyers and everything in between.

 100

NUMBER OF PROPERTIES IN THE PORTFOLIO

 2,114

TOTAL NUMBER OF BRUNTWOOD CUSTOMERS

 6.2m

TOTAL OWNERSHIP IN SQ FT



Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

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For more information on Abney Hall or other properties in our portfolio please give us a call or visit the website.

0161 233 7877

bruntwood.co.uk/abneyhall

