

5 Lakeside

500 Cheadle Royal,
Business Park,
Cheadle
SK8 3GR

TO LET

2nd floor suite

8,745 SQ FT

(812.44 SQ M)



LOCATION

Cheadle Royal lies approximately 7 miles south of Manchester city centre and is immediately adjacent to the A34, the main arterial route in to the City from the south. As a consequence, the city centre and all it has to offer is within easy reach.

Manchester has the second largest urban population and the largest business centre outside London. As such, it is recognised as the financial and administrative capital of the North West. It is located approximately 34 miles east of Liverpool,

44 miles west of Leeds, 87 miles north of Birmingham and 207 miles north-west of central London.

The City benefits from an excellent transport infrastructure, with the M60 Orbital motorway connecting directly with the M56, M67 and M62 motorways. In addition, both the M56 and M62 subsequently link with the M6 motorway. As a consequence, approximately 60% of the UK's population is within a two hour drive time.





AERIAL



MANCHESTER AIRPORT

JOHN LEWIS & PARTNERS

SAINSBURY'S

CHEADLE ROYAL BUSINESS PARK

DAVID LLOYD HEALTH CLUB

PREMIER INN

LAKESIDE 5500

KIDS ALLOWED

WILMSLOW

A34

A34

MANCHESTER CITY CENTRE

DESCRIPTION



The property is located on Lakeside, the prominent first phase at the entrance to Cheadle Royal, in exceptional landscaped grounds overlooking a central lake.

It comprises a modern office building of steel frame construction with brick elevations beneath a pitched tiled roof.

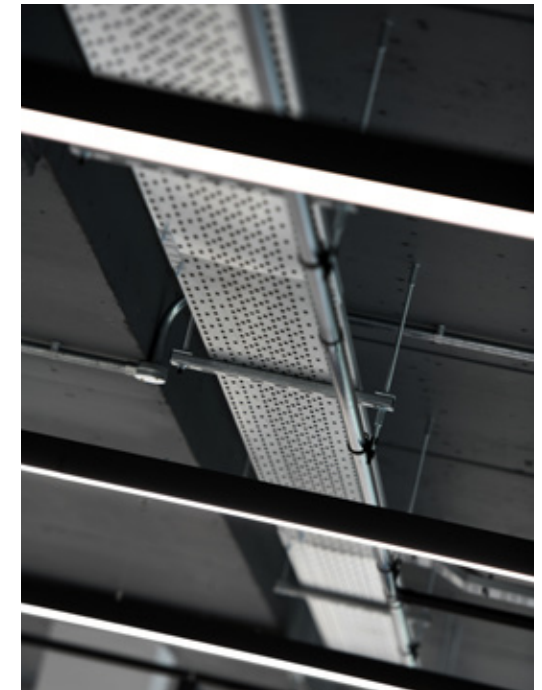
Configured in an 'L' shape with two wings around a central core, the property offers flexible and fully divisible floor plates over ground, first and second floors.



SPECIFICATION

Internally the offices are finished to a high specification, including:

- Fully refurbished
- Full access raised floor
- Carpeted
- Exposed services
- Air conditioned
- Males & female WCs on each floor



ACCOMMODATION

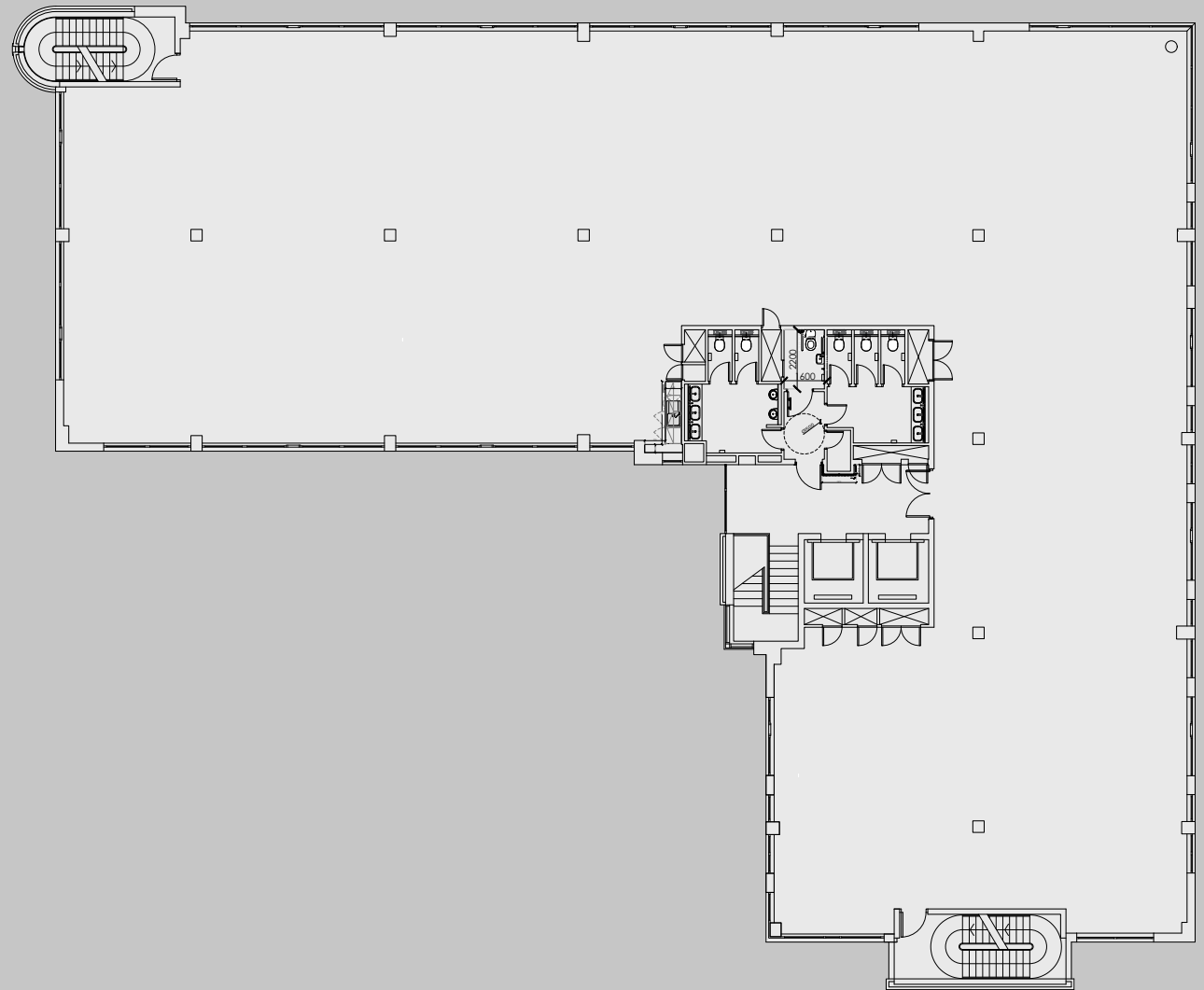
The accommodation comprises a modern office building of a steel frame construction with brick elevations beneath a pitched tiled roof. Configured in an 'L' shape with two wings around a central core, the suite offers a flexible and fully divisible floor plate. Additionally, the 2nd floor has the benefit of 46 car parking spaces, providing an excellent car parking ratio of 1:189 sq ft.

AVAILABILITY

FLOOR/UNIT	SQ FT	SQ M
Second	8,769	814.67



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GALLERY





FURTHER INFO

TERMS

Available by way of a new lease for a term to be agreed.

RENT

On application.

EPC

An EPC certificate will be provided to the ingoing tenant.

CONTACT

For further information, please contact the sole agent:

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Designed by:

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