

Stanley Green

TRADING ESTATE

DUKE AVENUE, CHEADLE HULME,
CHEADLE, STOCKPORT SK8 6RX

New Trade / Industrial Units

3,586 SQ FT – 17,144 SQ FT

AVAILABLE NOW

BREEAM[®]
Excellent[™]

A
EPC A+

A
Prominent
to A555

CO₂
Net Zero
Operational
Carbon

Established
Location

www.stanleygreentradingestate.co.uk

Welcome To Stanley Green Trading Estate



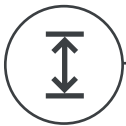
KEY
- - - PHASE ONE
—— PHASE TWO



High Specification



First floor fitted offices



6.5m - 8.5m eaves height



EV charging points



PV power supply to reduce operating costs



37.5kN/sq m floor loading



Electric level access loading doors



3 phase power supply



Dedicated parking

Accommodation



Phase Two

Full list of newbuild units are as per below:

UNIT	GROUND FLOOR		FIRST FLOOR OFFICE		TOTAL (GEA)		CAR PARKING
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	
5A	LET – EASY BATHROOMS						
5B	LET – KITCHEN & BEDROOM CO						
6A	13,053	1,213	1,588	148	14,641	1,360	13
6B	8,490	789	1,061	99	9,551	887	12
6C	10,069	935	1,252	116	11,321	1,052	17
6D	15,289	1,420	1,855	172	17,144	1,593	17
7	6,436	598	1,342	125	7,778	723	14
8A	2,524	234	1,062	99	3,586	333	4
8B	LET – DEAD PIXEL FILMS						
8C	LET – NEXUS MINGDA						
8D	LET – WEDDING DÉCOR TRADE LTD						

Gallery



Established Location



Highly Accessible

Location

Stanley Green Trading Estate is located in Cheadle, one of South Manchester's most affluent and desirable suburbs.

Stanley Green Trading Estate is just off the A34 bypass, which provides a direct route to Manchester and the M60 motorway connecting the suburbs of Wilmslow and Alderley Edge to the South. Surrounding the estate are a number of trade, retail and leisure amenities, with more just a short drive away.

Connectivity to Manchester Airport has been greatly enhanced with the completion of the A555 Airport Relief Road, connecting the A6 at Hazel Grove in the East through to Manchester Airport and the M56 motorway to the West.

Drive Times

Location	Distance (Miles)	Drive Time (Mins)
Wilmslow	3.4	8
M60	3.3	9
M56	3.8	9
Manchester Airport	3.8	9
Stockport Town Centre	4.8	16
Manchester City Centre	10	29



Local Occupiers

Topps Tiles

COSTA

B&Q

 **HOWDENS**

JEWSON

SCREWFIX

halfords

TOOLSTATION



Over 2 million of the UK's population can be reached within 30 minutes by car.

The A34 has 48,262 vehicles passing on a daily basis (5 yearly average).

HANDFORTH DEAN
RETAIL PARK

STANLEY GREEN
BUSINESS PARK

**Stanley
Green
Phase Two**

MANCHESTER AIRPORT - 12 MINS →
M56 - 9 MINS →

A555 (MANCHESTER AIRPORT RELIEF RD)

STANLEY GREEN
RETAIL PARK

150,000 SQ FT OF
TRADE/INDUSTRIAL UNITS

A34

EARL RD

STANLEY RD

STANLEY RD

A34

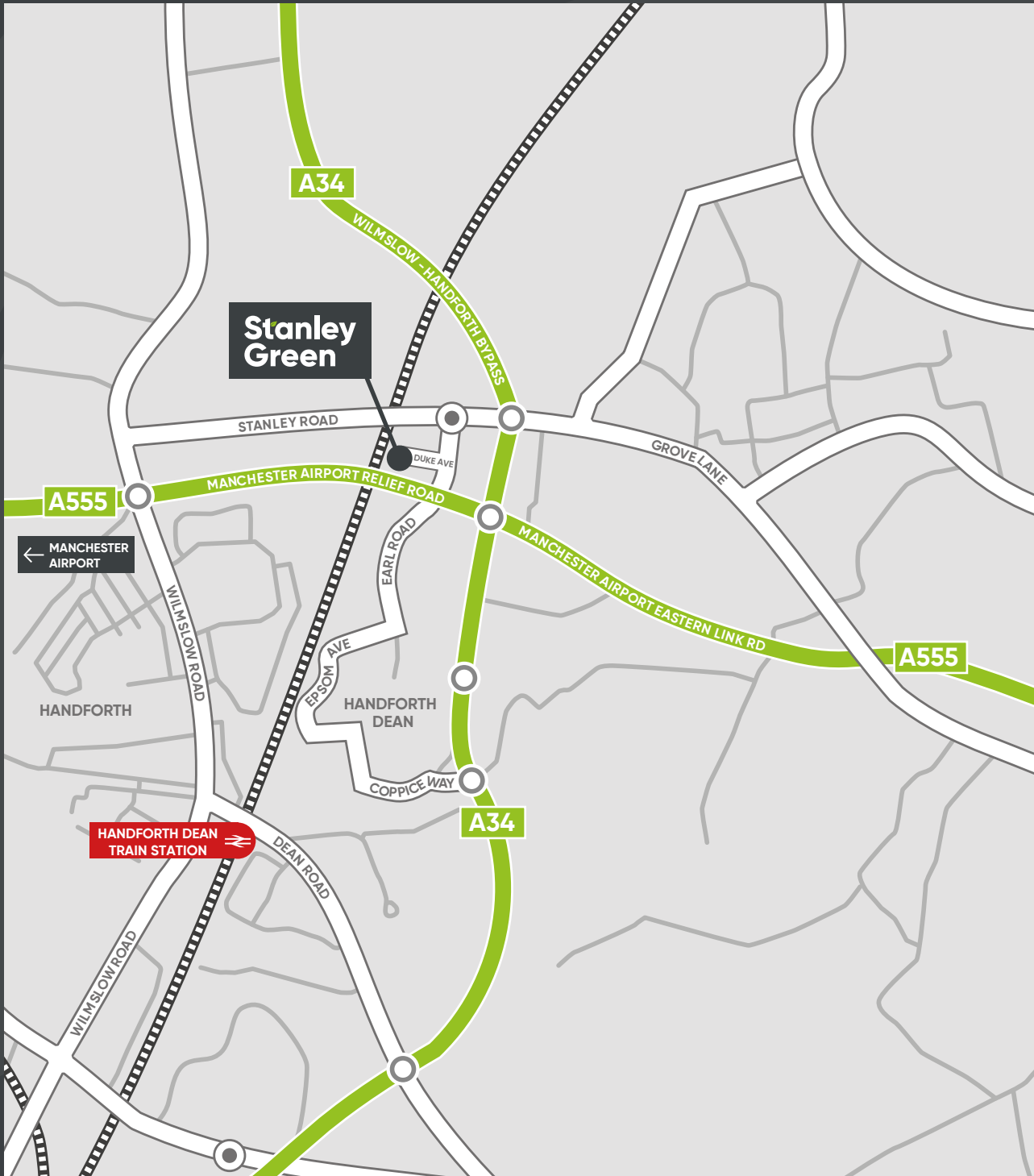
CHEADLE M60 - 12 MINS →

TRAVEL TIMES

Wilmslow	8 mins	3.4 miles
Alderley Edge	12 mins	5.2 miles
Stockport	19 mins	5.5 miles
Manchester City Centre	24 mins	10.4 miles
M6	25 mins	15.9 miles

KEY

- PHASE ONE
- PHASE TWO



Maps

Postcode: SK8 6RX

what3words reference: **groups.fence.fields**



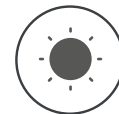
Sustainable Development

Schroders Capital (Schroder Real Estate Investment Trust) recognises the built environment's contribution to global carbon emissions and our responsibility to develop strategies to improve environmental impacts.

Sustainability is integral to the development at Stanley Green and our combined commitment is to minimize carbon emissions throughout the construction process whilst delivering the final units to BREEAM "Excellent" and Net Zero in Operational Carbon.



Enhanced building envelope designed to reduce heat loss



15% roof lights to ensure optimal natural daylight and reduce the need for artificial lighting



LED lighting to offices and external areas



Photovoltaic (PV) panels to reduce operating costs



Electrical car charging points plus additional infrastructure for future charging points



Net Zero in Operational Carbon



Bicycle storage



BREEAM "Excellent"



Improved Landscaping



EPC A+ rating



Improved glazing to ensure fresh air ventilation

Further Information

Terms

The units are available to let on terms to be agreed.

EPC

EPC A+.

Estate Charge

Each occupier will pay an estates charge for the upkeep and maintenance of the estate.

Viewing

For more information, please contact the agents:



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Designed by:
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