

**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



## 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.

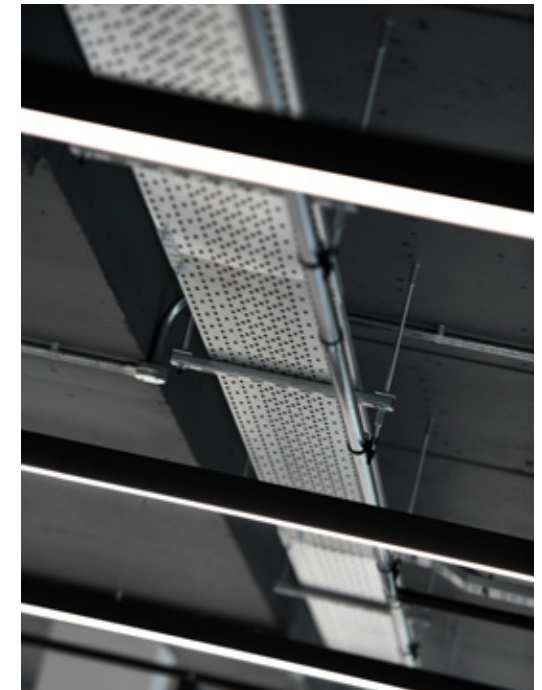
Configured in an 'L' shape with two wings around a central core, the property offers flexible and fully divisible floor plates over ground, first and second floors.



## 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

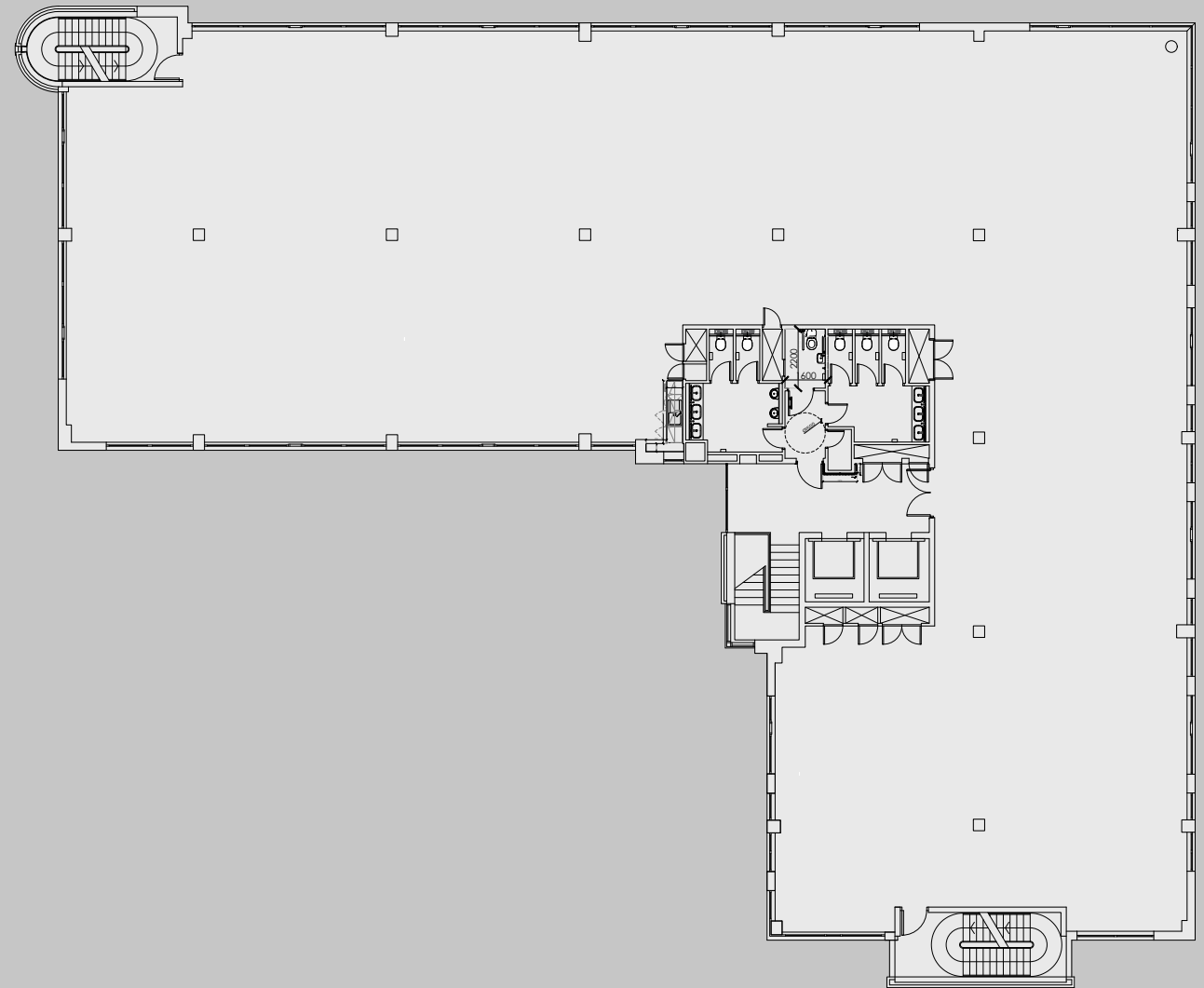
The accommodation comprises a modern office building of a steel frame construction with brick elevations beneath a pitched tiled roof. Configured in an 'L' shape with two wings around a central core, the suite offers a flexible and fully divisible floor plate. Additionally, the 2nd floor has the benefit 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



Cheadle Royal, Business Park, Cheadle SK8 3GR



# 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:

**JLL**  
**0161 828 6440**  
 jll.co.uk/property

**Sam Corby**  
 07752 467 402  
 sam.corby@jll.com

**Richard Wharton**  
 07970 938 698  
 richard.wharton@jll.com

**Sixteen.**  
 sixteenrealestate.com  
**0161 461 1616**

**Amelia Barratt**  
 07715 576 975  
 amelia@sixteenrealestate.com

**Nick Nelson**  
 07842 714 043  
 nick@sixteenrealestate.com

IMPORTANT NOTICE. JLL & Sixteen Real Estate give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published March 2023.

Designed by:  

 Blaze  
 Marketing  
 0161 387 7252