



# To Let

**Cheadle Royal is the North West's premier out of town business park, located within the prosperous commuter belt of South Manchester.**

- Raised Floors
- Suspended ceilings
- Air conditioning
- Male & female WC provision to each floor
- EPC C
- 46 parking spaces

## **5500 Lakeside**

5500 Lakeside, Cheadle, SK8 3GR

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**8,745 sq ft**

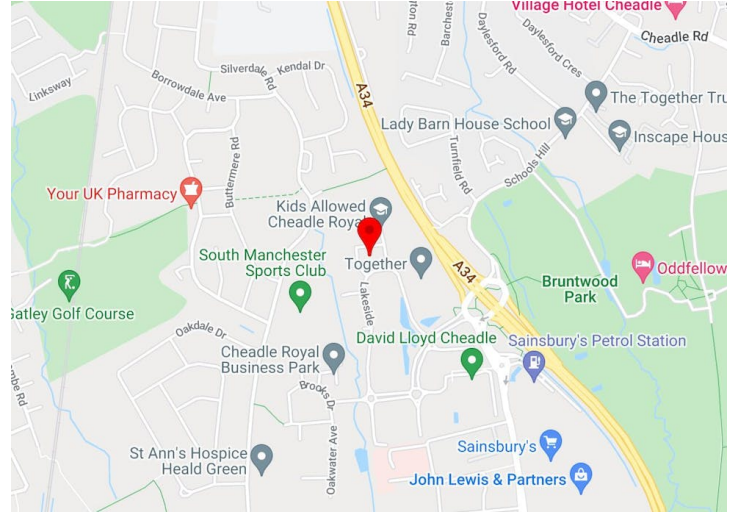
812.44 sq m

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**Reference: #98737**

# 5500 Lakeside

5500 Lakeside, Cheadle, SK8 3GR



## Summary

Available Size	8,745 sq ft / 812.44 sq m
Rateable Value	£145,000.00
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

Self-contained 2nd floor suite offering fully refurbished grade A office accommodation.

## Location

The suite is situated close to Manchester Airport and provides direct motorway access via junction 1 of the M60 and junction 5 of the M56.

## 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.

Floor/Unit	sq ft	sq m	Availability
2nd	8,745	812.44	Available

## Richard Wharton

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