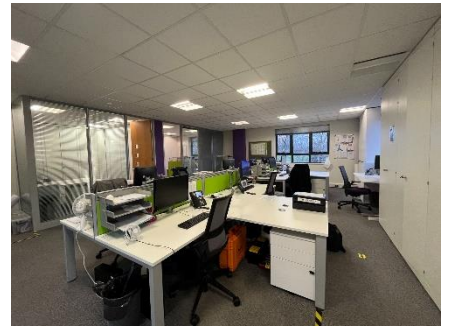
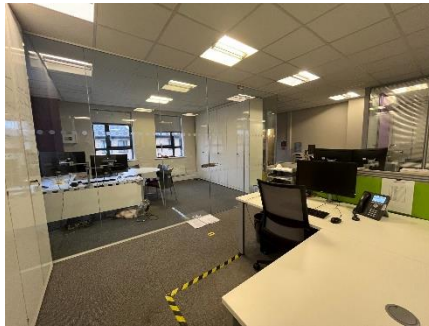
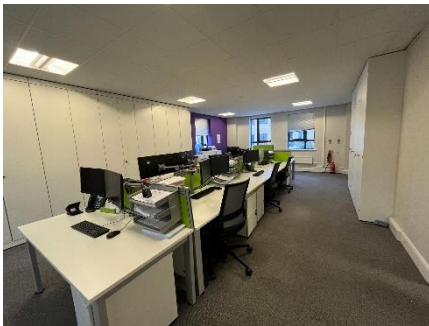


**Chandos House, L4, Oak Green Business Park, Cheadle Hulme SK8 6QL**



“ Self Contained Offices  
On Secure Business Park ”

**TO LET/MAY SELL**  
WELL APPOINTED OFFICE SPACE  
WITH CAR PARKING  
**2,594 SQ FT**

**t: 01625 800 066**  
**t: 01565 260 000**

**LOCATION**

Oak Green is an office development conveniently located in Cheadle off Earl Road on the Stanley Green Business Park just off the A34, Cheadle.

The motorway network (M60/M56) and Manchester International Airport are within 10 minutes drive and Manchester City Centre is approximately 10 miles to the North.

**DESCRIPTION & SPECIFICATION**

A two storey self contained office finished to a very high standard:

- Suspended ceiling
- Carpeted floors to all office areas
- Air conditioning to areas of the office.
- Gas powered central heating
- Glass partitioned meeting rooms and private offices.
- Large boardroom.
- 2 WC's
- Car parking
- Secure business park

**CAR PARKING**

8 car parking spaces available at £350 each per annum (rental deal only).

**FLOOR AREAS**

2,594 sq ft (GIA)  
2,437 sq ft (NIA)

**RENT**

£12.50 per sq ft exclusive.

**PURCHASE PRICE**

£475,000 plus Vat

**TENURE**

Title Number: MAN93118

The property is held on a long leasehold basis, for a period of 999 years from 1st July 2005.

**RATES PAYABLE**

Approximately £5.50 per sq ft

**ESTATES CHARGE**

To cover the cost of maintaining the wider estate, currently set at £2,116 for the year, payable quarterly.

**LEASE**

The premises are available by way of a full repairing and insuring lease for a term of years to be agreed, incorporating rent reviews at the appropriate intervals.

**SERVICES**

It is understood all main services are made up and connected to the property.

**EPC**

Available on request.

**VAT**

All prices and outgoings are liable for VAT.

**LEGAL FEES**

Each party is responsible for their own legal costs.

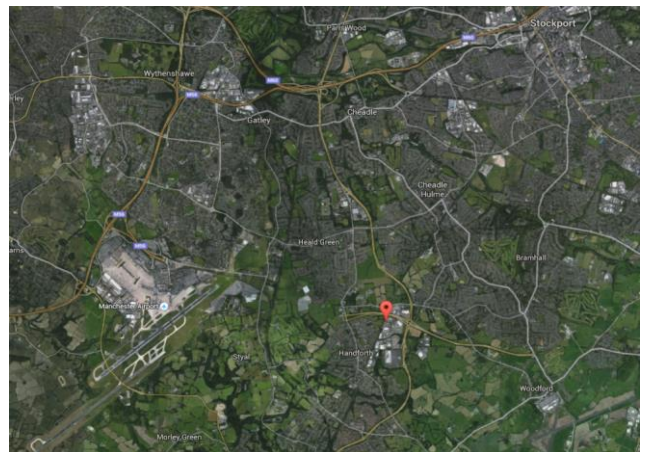
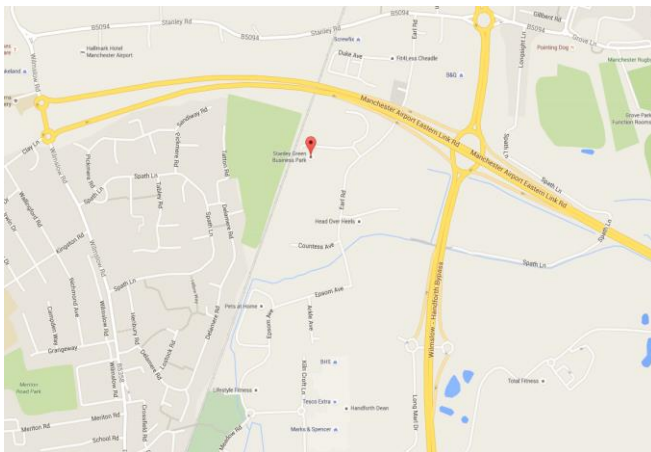
**ANTI MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**VIEWINGS**

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at [sg@willsill.co.uk](mailto:sg@willsill.co.uk)

**Subject to Contract  
November 2023**

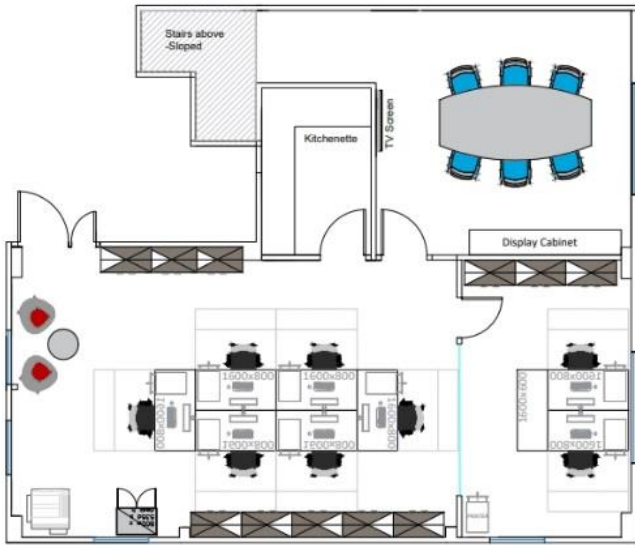


**Important Notice**

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

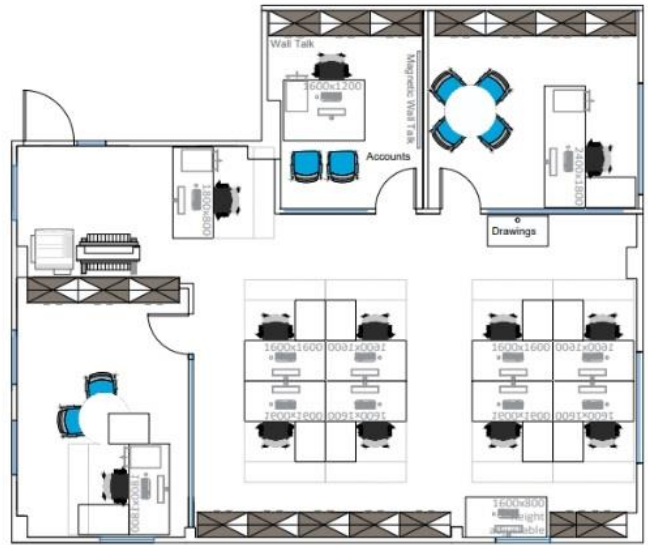
**t: 01625 800 066  
t: 01565 260 000**

## Floor Plan



**Ground floor**

CH 2642mm / Perimeter trunking 170h x 60mm deep / Window cill height 938h



**First floor**

CH 2642mm / Perimeter trunking 170h x 60mm deep / Window cill height 938h

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