

OFFICES @ THE  
COURTYARD

HANDFORTH DEAN CHESHIRE

THE COURTYARD

Refurbished office suites on a high profile and well established business park

**117 - 1,108 sq ft**

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## Flexible office space

The Courtyard provides high quality office space in the easily accessible area of Stanley Green Business Park with suites ranging from 117 sq ft up to 1,108 sq ft.

On-site parking is available at a ratio of 1 space per 250 sq ft, and the suites have access to a shared kitchen facility, shower room with lockers, bike hub and meeting room. Superfast broadband is available via 4Tech\*.

The offices also benefit from a pleasant external courtyard, which is a communal area to be enjoyed by all occupiers. Some suites have a private door leading directly into the courtyard.

## Fantastic amenities

Handforth Dean has a wide range of amenities including both retail and leisure facilities which benefit employees of nearby businesses. A number high street brands are located within 200 metres of The Courtyard including Tesco, M&S, TK Maxx, Costa Coffee, Next and Boots.

Employees can also take advantage of leisure facilities at Total Fitness and The Gym Group located close to the property. For additional facilities, the neighbouring town of Wilmslow offers a range of shops, restaurants, hotels and travel options and Handforth provides a regular train services to Manchester Airport. Wilmslow also benefits from an exceptional transport network with the west coast mainline providing direct services to London Euston in under 2 hours.

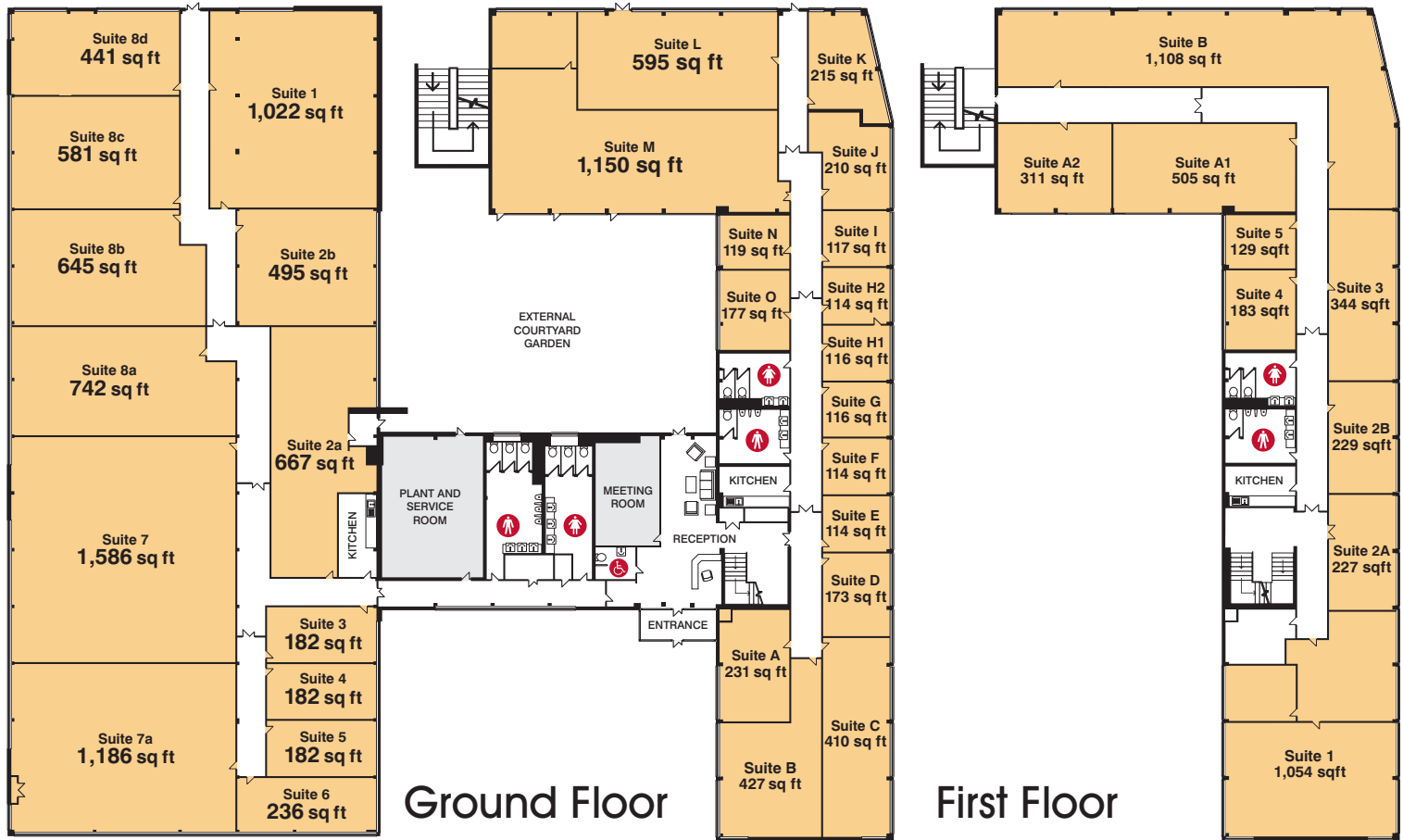


# Space to suit all sizes of businesses

No.1

No.2

No.2



## Specification

- All-inclusive 12 month agreements
- Ready for immediate occupation
- A range of office sizes
- Ample on-site parking
- Close to local amenities
- Superfast Broadband from \*



\* Subject to terms agreed with 4Tech for superfast, affordable & high-speed Broadband



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SAT NAV:  
SK8 6GN

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The Courtyard is situated at Stanley Dean which is equidistant from Wilmslow, Bramhall and Cheadle in Cheshire. The property is easily accessible from the A34 bypass, providing businesses in the area with fantastic connectivity to a number of locations across South Manchester. This location is ideal for staff recruitment as employees from across the region can easily access The Courtyard.

The A34 benefits from the recently opened extension from Handforth to Manchester Airport, providing a direct route to the airport.

## Drivetimes:

Manchester Airport via SEMMMS link road	5 mins
Wilmslow Town Centre & Train Station	9 mins
Stockport	14 mins
Manchester City Centre	23 mins

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