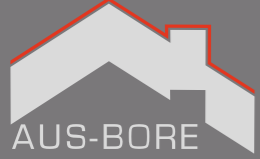


A DEVELOPMENT BY:



# MANOR POINT

H O L M E S   C H A P E L

**UNIT C1**  
**LAST REMAINING UNIT**

**NEW OCCUPIERS NOW OPEN FOR BUSINESS**



**TO LET**  
**NEW BUILD MIXED USE BUSINESS PARK**

**ENTER**



HOME

LOCATION

SITUATION

AERIAL

DESCRIPTION

ACCOMMODATION

BLOCK C  
BLOCK B  
BLOCK A

GALLERY

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK

## IDEALLY LOCATED

Manor Point is located on the edge of Homes Chapel town centre which is a popular Cheshire/South Manchester commuter town with excellent transport links. The town is currently benefitting from substantial growth as a result of numerous residential developments.



### 1 MILE EAST OF JUNCTION 18 OF THE M6 MOTORWAY

Manor Point is ideally situated for access to Cheshire, South Manchester, Staffordshire & the Midlands.



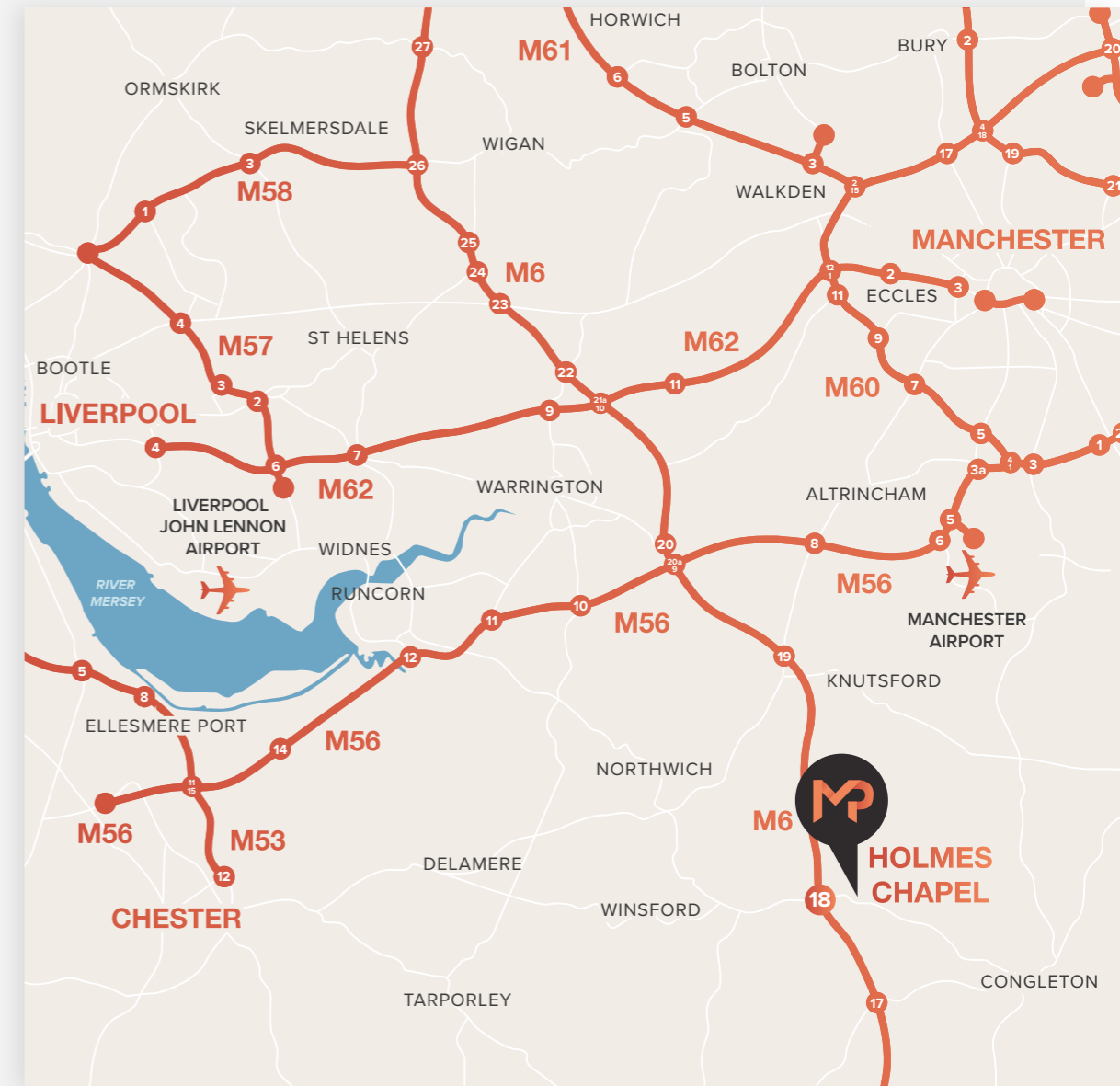
### 5 MINUTES WALK TO HOLMES CHAPEL TRAIN STATION

Manor Point sits less than a mile from Holmes Chapel Train station, with regular services to Manchester and Crewe enabling access door to door from Holmes Chapel to London Euston in under 2 hours 10 minutes.



### 18 MILES / 35 MINUTES DRIVE TO MANCHESTER AIRPORT

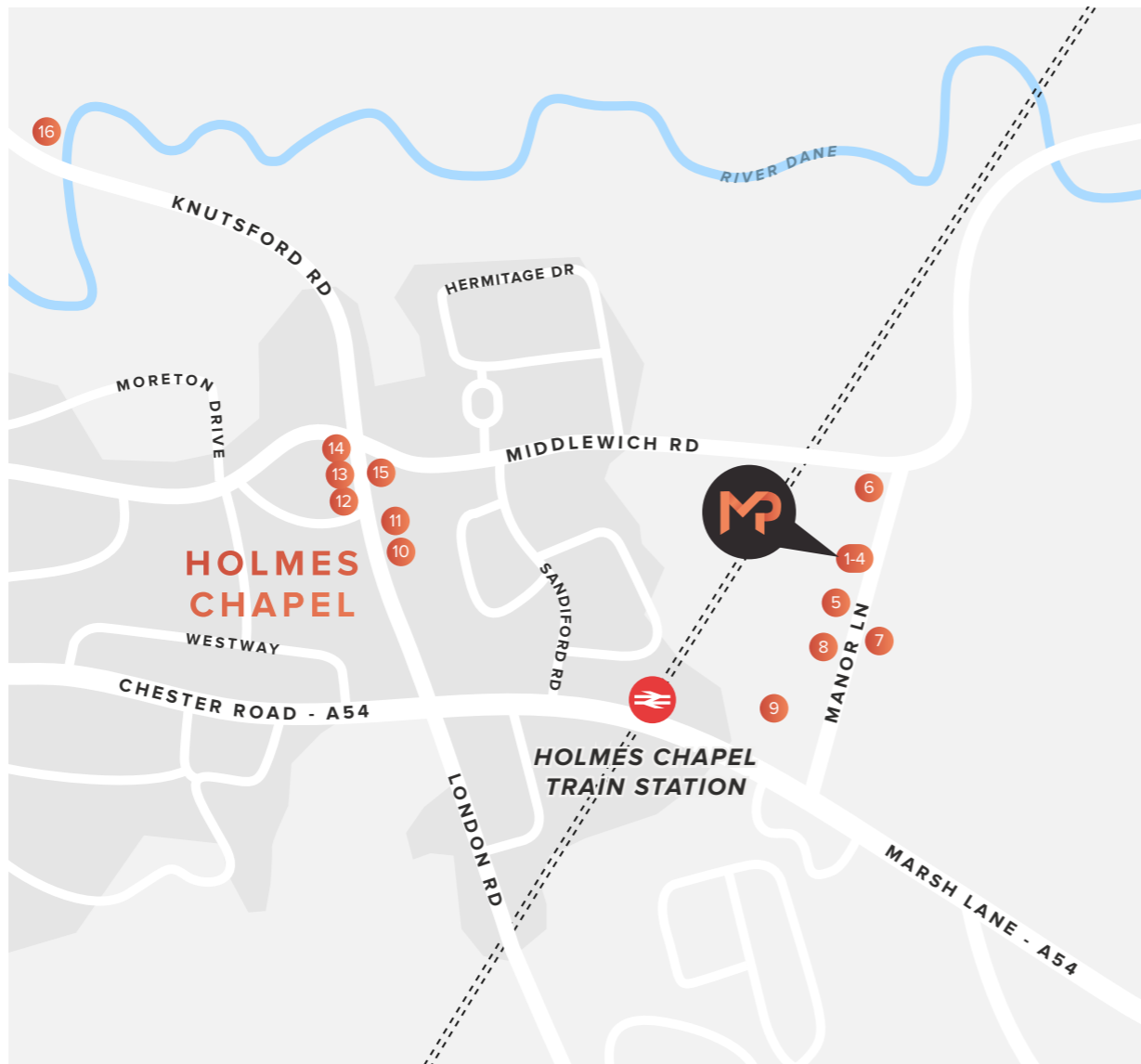
Manchester International Airport is a short drive from the site, serving all major international airports.





- HOME
- LOCATION
- SITUATION
- AERIAL
- DESCRIPTION
- ACCOMMODATION
- BLOCK C
- BLOCK B
- BLOCK A
- GALLERY
- FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK



# PROMINENTLY SITUATED

Manor Point is situated on Manor Lane next to the Aldi Supermarket on the East side of the town centre, only 1 mile from J18 M6. The area is a mixture of residential and commercial uses and is only a short walk to the many local amenities.

- Adjacent to Aldi one of the UK's fastest growing supermarket chains drawing a large volume of retail customers.
- Within a short walk of the town centre
- Holmes Chapel is a growing service centre for the affluent Cheshire East area.
- Holmes Chapel is a rapidly growing town with 800 new houses consented, in construction or recently completed.
- Holmes Chapel benefits from 13,000 vehicle movements per day.

## LOCAL AMENITIES

- |                                    |                                  |                                   |
|------------------------------------|----------------------------------|-----------------------------------|
| 1 Range Exchange                   | 7 Busy Bees Nursery              | 12 Co-op                          |
| 2 Howdens                          | 8 Holmes Chapel Business Park    | 13 Sainsbury's                    |
| 3 Screwfix                         | 9 JWC Health & Fitness           | 14 Costa Coffee                   |
| 4 Tool Station                     | 10 Post Office                   | 15 Barclays Bank                  |
| 5 Aldi                             | 11 The Old Red Lion Public House | 16 The Vicarage Freehouse & Rooms |
| 6 Cheshire Pet Veterinary Practice |                                  |                                   |





HOME

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GALLERY

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NEW BUILD  
**MIXED USE**  
BUSINESS PARK





# INTELLIGENTLY BUILT...

Manor Point provides a range of accommodation suitable for a variety of uses including:



**TRADE  
COUNTER**



**STORAGE &  
DISTRIBUTION**



**LIGHT  
INDUSTRIAL**



**RETAIL**



**LEISURE**



**MEDICAL**



**OFFICE**



**E-TAIL**

# ... WITH A MODERN SPECIFICATION

The units benefit from the following specification:

- Steel portal frame
- Minimum height of 6m to eaves
- Dedicated loading and car parking areas
- Mezzanine floors
- 3 phase power supply
- High quality mixed use business park environment.

HOME

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BLOCK A

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BUSINESS PARK



# LOGICALLY POSITIONED



HOME

LOCATION

SITUATION

AERIAL

DESCRIPTION

**ACCOMMODATION**

BLOCK C

BLOCK B

BLOCK A

GALLERY

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK

**ACCOMMODATION**

Unit sizes below show the total size of each individual building available, units can be split ranging from 2,000 sq ft upwards to suit requirements.

Block A	Sq Ft	Sq M
Total	28,071	2,608

Block B	Sq Ft	Sq M
Total	18,227	1,693

Block C	Sq Ft	Sq M
Total	31,842	2,958

**USE**

■ B1, B2, B8, D1 & D2

HOME

LOCATION

SITUATION

AERIAL

DESCRIPTION

ACCOMMODATION

**BLOCK C**

BLOCK B

BLOCK A

GALLERY

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK

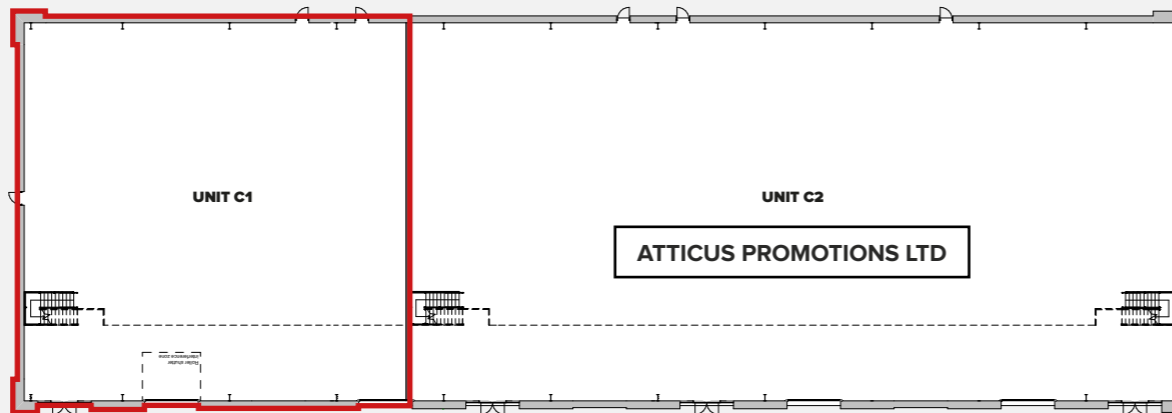
## BLOCK C

Units ranging from  
11,499 to 31,842 sq ft

Unit	Availability	sq ft	sq m	Parking
Unit C1	Available	11,499	1,064	14 spaces
Unit C2	Occupied	ATTICUS PROMOTIONS LTD		

### FLOOR PLAN

Block C benefits from a private secure yard.





HOME

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SITUATION

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BLOCK C

**BLOCK B**

BLOCK A

GALLERY

FURTHER INFO

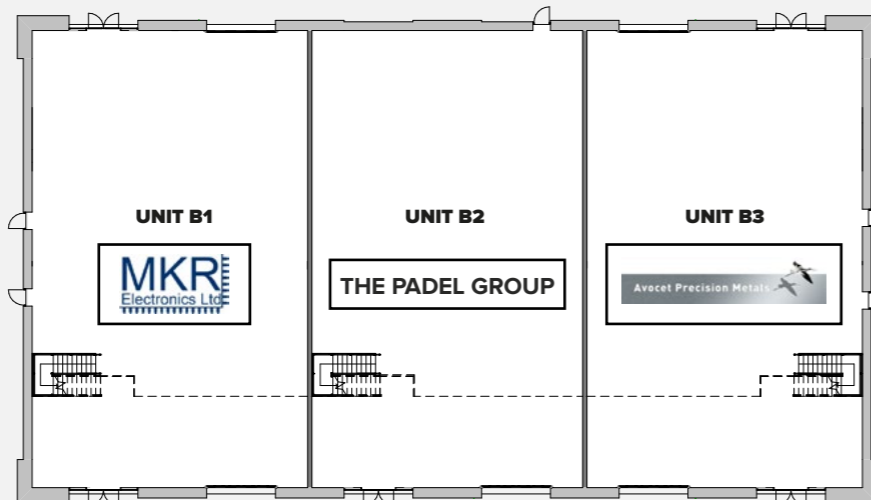
NEW BUILD  
**MIXED USE**  
BUSINESS PARK

## BLOCK B

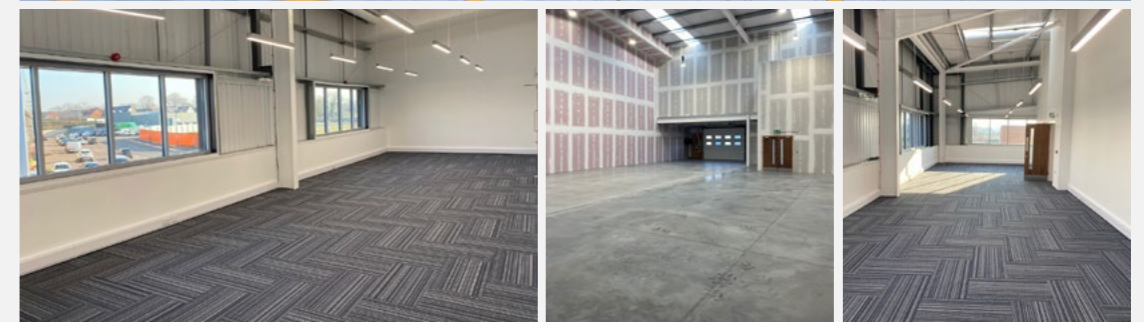
Units ranging from  
5,570 to 11,898 sq ft.  
Fully fitted with high quality  
office and reception areas.

### FLOOR PLAN

Units can be combined, ranging from 5,570 sq ft  
upwards to suit tenant requirements.



Unit	Availability	sq ft	sq m	Parking
Unit B1	Occupied			
Unit B2	Occupied		<b>THE PADEL GROUP</b>	
Unit B3	Occupied			





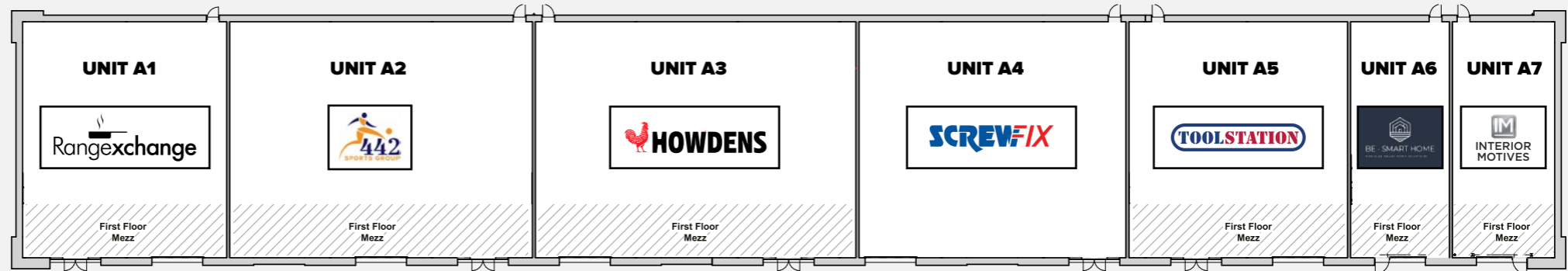
# BLOCK A

Units ranging from 1,894 to 5,803 sq ft

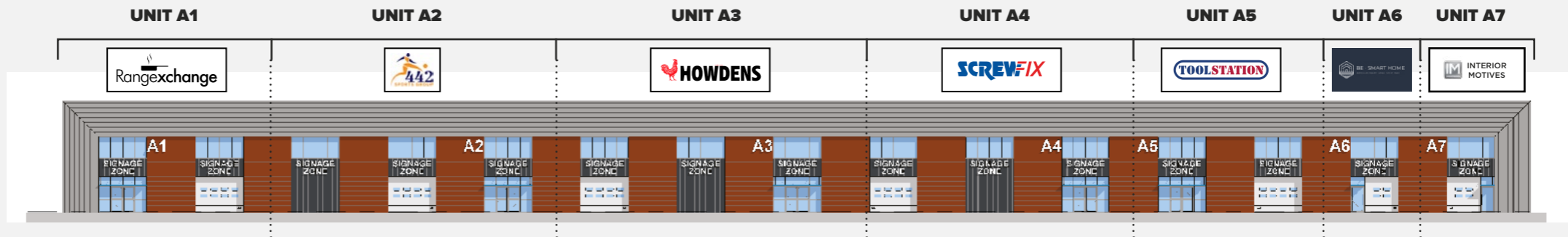
Unit	Availability	sq ft	sq m	Parking
Unit A1	Occupied			Rangexchange
Unit A2	Occupied			442 SPORTS GROUP
Unit A3	Occupied			HOWDENS
Unit A4	Occupied			SCREWFIX

Unit	Availability	sq ft	sq m	Parking
Unit A5	Occupied			TOOLSTATION
Unit A6	Occupied			BE SMART HOME
Unit A7	Occupied			IM INTERIOR MOTIVES

## FLOOR PLAN



## FRONT ELEVATION



HOME

LOCATION

SITUATION

AERIAL

DESCRIPTION

ACCOMMODATION

BLOCK C

BLOCK B

**BLOCK A**

GALLERY

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK



HOME

LOCATION

SITUATION

AERIAL

DESCRIPTION

ACCOMMODATION

BLOCK C

BLOCK B

BLOCK A

**GALLERY**

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK

**BLOCK A**





HOME

LOCATION

SITUATION

AERIAL

DESCRIPTION

ACCOMMODATION

BLOCK C

BLOCK B

BLOCK A

**GALLERY**

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK

**BLOCKS B & C**





HOME

LOCATION

SITUATION

AERIAL

DESCRIPTION

ACCOMMODATION

BLOCK C

BLOCK B

BLOCK A

**GALLERY**

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK

**BLOCK C INTERNAL**







[HOME](#)

[LOCATION](#)

[SITUATION](#)

[AERIAL](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

[BLOCK C](#)  
[BLOCK B](#)  
[BLOCK A](#)

[GALLERY](#)

[FURTHER INFO](#)

NEW BUILD  
**MIXED USE**  
BUSINESS PARK





[HOME](#)

[LOCATION](#)

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[AERIAL](#)

[DESCRIPTION](#)

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[BLOCK C](#)

[BLOCK B](#)

[BLOCK A](#)

[GALLERY](#)

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NEW BUILD  
**MIXED USE**  
BUSINESS PARK







[HOME](#)

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NEW BUILD  
**MIXED USE**  
BUSINESS PARK







HOME

LOCATION

SITUATION

AERIAL

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ACCOMMODATION

BLOCK C  
BLOCK B  
BLOCK A

GALLERY

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK





HOME

LOCATION

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ACCOMMODATION

BLOCK C

BLOCK B

BLOCK A

GALLERY

FURTHER INFO

NEW BUILD  
**MIXED USE**  
BUSINESS PARK

# EASILY ACQUIRED...

## PLANNING

Manor point is suitable for a variety of uses including B1, B2, B8, D1 & D2.

## TERMS

The accommodation is available on a leasehold basis on terms to be agreed.

## RENT / PRICES

On application.

## TIMING

Phase one is now ready for occupation.

## FURTHER INFORMATION

For further information please contact the joint agents, Williams Sillitoe or Hallams:

**Mark Sillitoe**  
ms@willsill.co.uk

**Harry Parker**  
hp@willsill.co.uk

**Anthony Howcroft**  
ahowcroft@hallams.com



A development by:



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