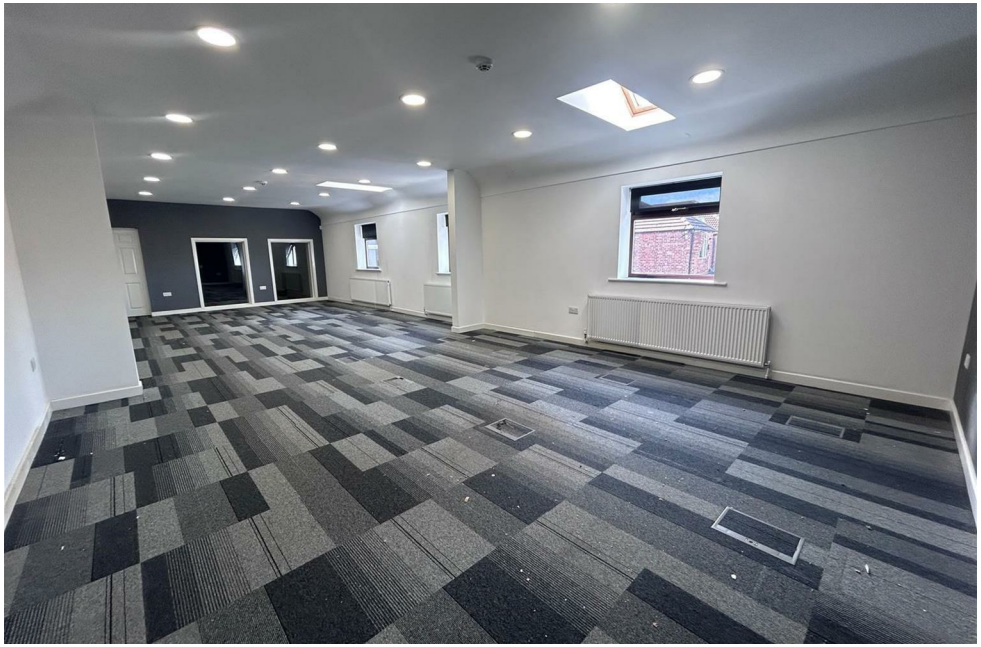

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250A Finney Lane
Cheadle SK8 3QD
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250A Finney Lane

Cheadle SK8 3QD Per Month £2,000 Per Month

First Floor Office Space over 250 and 250b Finney Lane. Available by Way of a New Lease. Situated in the centre of Heald Green.

Situated in the middle of Heald Green Village, These prime self contained First Floor Offices are ideal for a growing company. They would also be ideal for a training centre as the main space measures 40'1" x 16'9". The remainder of the space is split into several private offices as well as kitchen and toilet facilities.

Heald Green lies some nine miles south of Manchester City Centre, some three miles from both the M56/M60 Motorways and Manchester International Airport. Just down the road is Heald Green Train Station providing access to the city centre, Wilmslow and beyond. The premises are well maintained and immediately available for occupation.

- First Floor Offices
- Self Contained from 542 sq.ft. up to 1833 sq.ft.
- Gas Central Heating
- PVCU Double Glazing
- Central Village Location
- Available by way of New Lease
- Rent from £677.50 pcm to £2000 pcm

Entrance Vestibule to Staircase
to First Floor Landing.

Office One
16'4" x 9'1"
149 sq.ft.

Office Two
40'1" x 16'4"
653 sq.ft.

Office Three
11'6" x 7'8"
88 sq.ft.

Comms Room
11'6" x 4'1"
47 sq.ft.

Office Four
26' x 22'5" max
542 sq.ft.

Board Room
12'8" x 12'1"
153 sq.ft.

Reception
12'1" x 7'6" max plus 3'9" x 3'1"
107 sq.ft.

Kitchen
5'4" x 4'3"
23 sq.ft.

Toilets x 2
8'8" x 8'3" overall
71 sq.ft.

Total Area
1833 sq.ft. (170.289 sq.m.

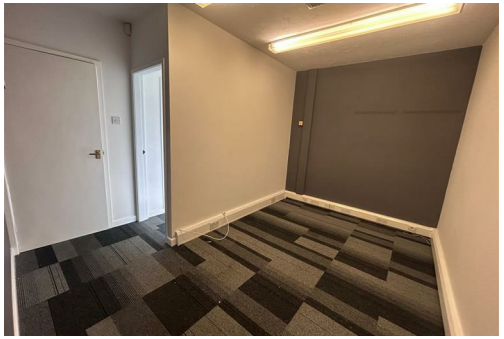
Lease Terms
Length of Lease by Negotiation.
Rent Review at the end of every third year.
F.R.I. Terms
Rent from £677.50 pcm to £2000 pcm

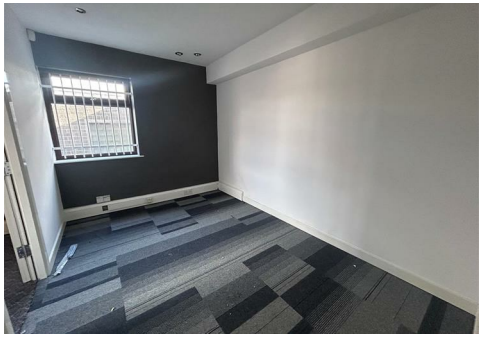
Legal Fees
Both Parties to pay their own legal costs.

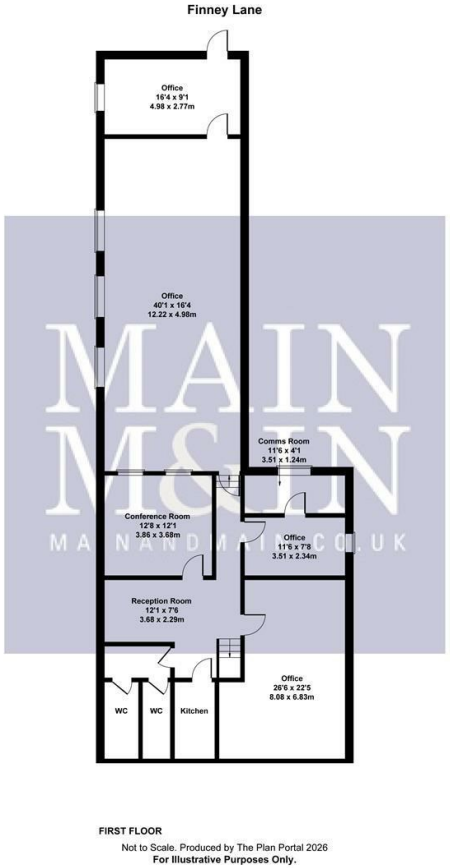
Tenure:
Council Tax:











FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026

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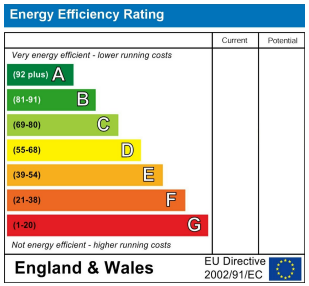


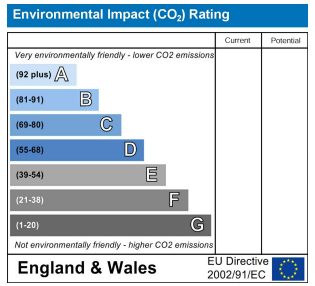


To view this property call Main & Main on 0161 491 6666



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

Lettings (1st Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings• 0161 491 6666

Company Registration No. 5615498