

# TO LET

## HIGH QUALITY SELF-CONTAINED OFFICE BUILDING 2,421 SQ FT (225.0 sq m)



### UNIT 4 THE COURTYARD 2 FINNEY LANE HEALD GREEN CHEADLE SK8 3GZ

- Self-contained office building
- Secure courtyard environment
- 6 car spaces
- Character offices with exposed roof trusses
- Fully fitted, cabled & ready to occupy
- Close to John Lewis, David Lloyd, Sainsbury's

# CANNING O'NEILL

THE NORTH WEST'S SPECIALIST OFFICE AGENTS

6 Hewitt Street Manchester M15 4GB

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## Location

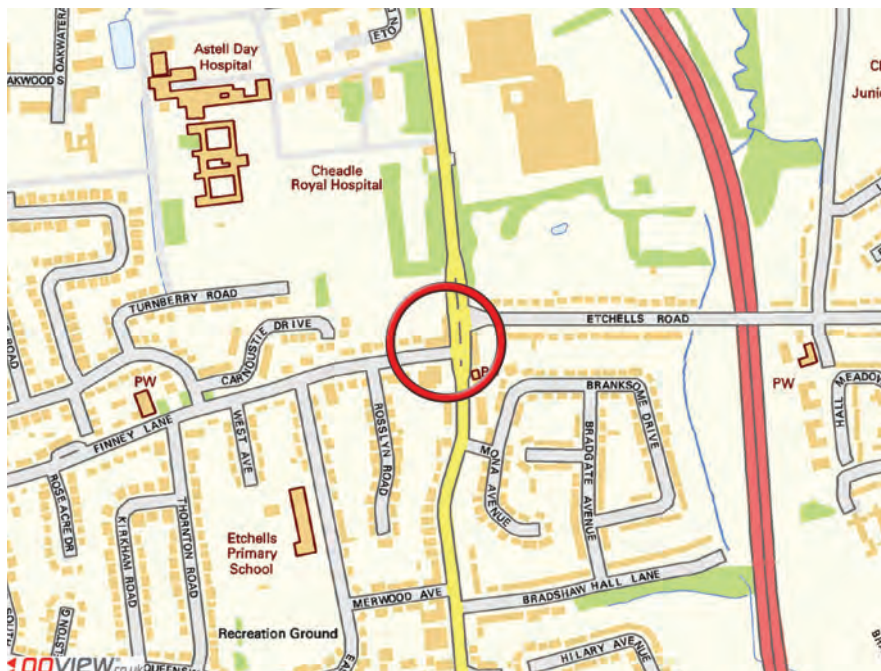
The Courtyard enjoys a highly prominent location on the junction of Wilmslow Road (B5358) and Finney Lane within easy walking distance of "Cheadle Royal" (David Lloyd, John Lewis, Sainsbury's and TGI Fridays).

The M60 motorway is reached within a few minutes via the A34 and Heald Green train station is less than a mile away, providing services to Manchester Piccadilly, Wilmslow and the wider rail network. Manchester Airport is a short taxi ride away.

## The Courtyard

The Courtyard is an attractive development of 6 self-contained office buildings arranged around a landscaped courtyard providing secure, gated car parking.

Occupiers include Datamere Software, XYZ Property Management, Ask Legal and Parkash Textiles.



## Accommodation

Unit 4 provides high quality fitted offices over ground and 2 upper floors. The building is accessed through an impressive double height entrance. The offices are smartly presented and characterful, featuring exposed timber roof trusses. The specification includes the following:

- High quality carpet tiles
- Perimeter trunking for power/telecoms/data
- Fully cabled for voice & data
- Gas-fired central heating
- Double glazing
- Category II lighting
- Fitted kitchen on 1st Floor
- Window blinds
- WC's on Ground and 1st Floors
- Intruder Alarm system
- Intercom Access system



## Business Rates

The ingoing tenant will be responsible for the payment of Non-Domestic rates directly to Stockport MBC.

Further details available upon request.

## VAT

All rents and other outgoings (where applicable) are quoted exclusive of VAT.

## Viewing

Strictly by appointment with the sole letting agents Canning O'Neill. Contact Conrad O'Neill (conrad@canningoneill.com) or John Nash (john@canningoneill.com).

## Floor Areas

The building has the following Net Internal Floor Areas:

Ground Floor	1,048 sq ft	97.4 sq m
First Floor	957 sq ft	88.9 sq m
Second Floor	416 sq ft	38.7 sq m
<b>TOTAL</b>	<b>2,421 sq ft</b>	<b>225.0 sq m</b>

## Car Parking

The building has 6 allocated car parking spaces, all located within the secure courtyard car parking area.

## Terms

The building is available by way of a new Full Repairing & Insuring lease for a term of years to be agreed. Further details of rent etc. available upon application.

## Estate Charge

An Estate Charge is levied to cover the cost of maintenance and upkeep of external communal areas such as car parking, landscaping, external lighting etc. Further details available upon application.

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Subject to Contract