

CHADSWORTH HOUSE

H A N D F O R T H S K 9 3 H P

Modern office to let, with extensive car parking
FIRST FLOOR 1,100 - 3,322 SQ FT

DESCRIPTION

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Chadsworth House has been fully refurbished and comprises high quality office space over ground, first and second floors.

In addition, there are both male and female WCs off the reception in addition to a shower room. The reception area is furnished with seating for all tenants to use.

Stairs from reception lead to the first floor office with additional toilets and kitchen.

SPECIFICATION

- LED lighting
- New double glazing
- Perimeter trunking for efficient cable management
- New suspended ceilings
- Central heating
- Shower room
- Fully fitted kitchen
- New carpets
- Secure car parking for 8 vehicles plus public car park (free) behind the building

"MODERN OFFICE SPACE.."



LOCATION

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Situated on Wilmslow Road in the centre of Handforth, access is via the gated entrance on School Road with extensive car parking at the rear of the property. In addition to the 28 dedicated parking spaces, there is an adjacent free public car park with 48 spaces.

Access via road is excellent with the property situated just 0.5 miles South of the Manchester Airport Relief Road giving access to the A34 and soon to link to the M56 and A6.

Handforth train station is just a 2 minute walk with regular services on the Manchester Piccadilly to Crewe line, with stops at all local stations including Alderley Edge, Cheadle Hulme, Wilmslow, & Stockport.

Regular bus services provide direct connections from Handforth to central Manchester, Stockport, Bramhall, Cheadle Hulme, Wilmslow and Macclesfield.

"EXCELLENT
TOWN CENTRE
LOCATION"



AMENITIES

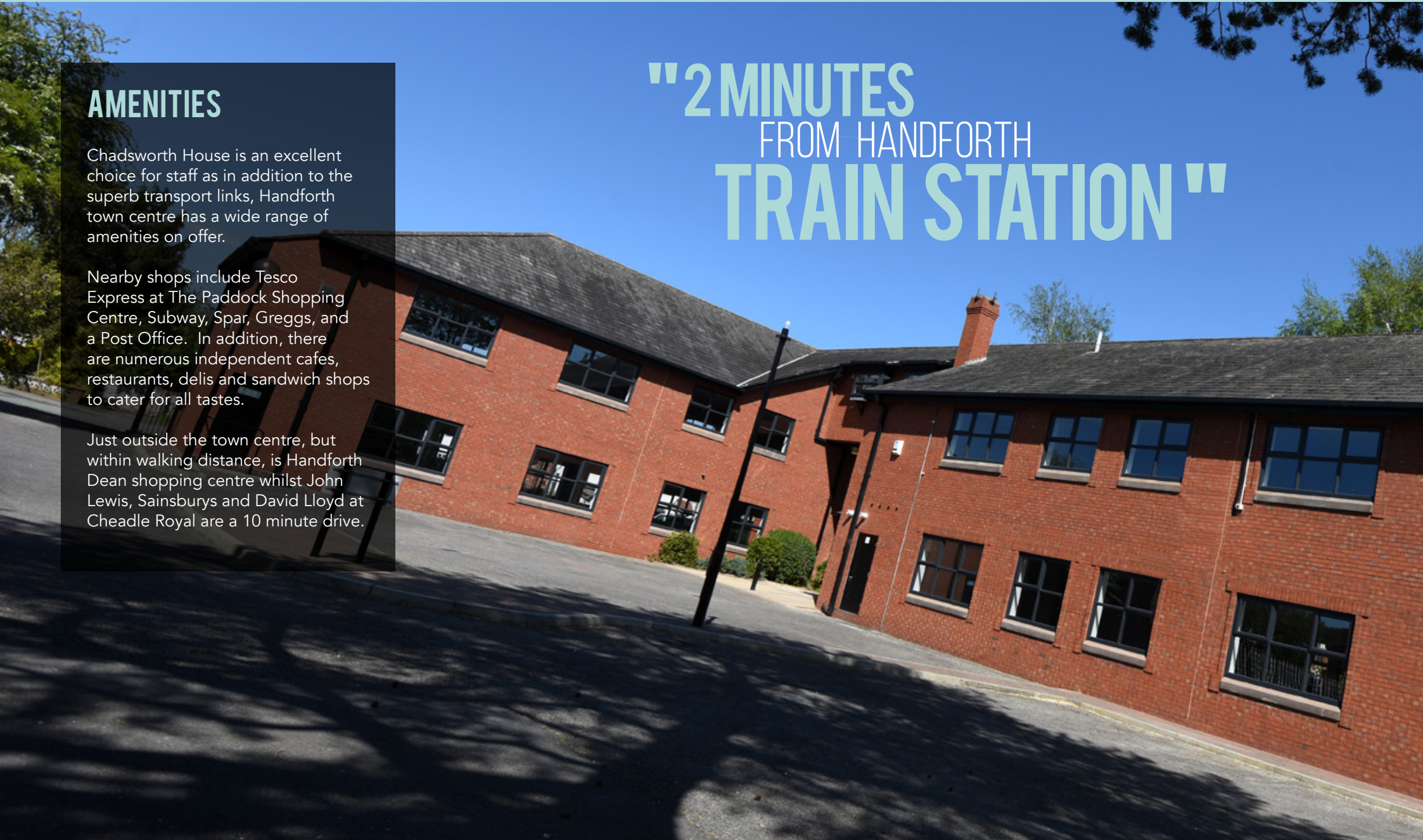
AMENITIES

Chadsworth House is an excellent choice for staff as in addition to the superb transport links, Handforth town centre has a wide range of amenities on offer.

Nearby shops include Tesco Express at The Paddock Shopping Centre, Subway, Spar, Greggs, and a Post Office. In addition, there are numerous independent cafes, restaurants, delis and sandwich shops to cater for all tastes.

Just outside the town centre, but within walking distance, is Handforth Dean shopping centre whilst John Lewis, Sainsburys and David Lloyd at Cheadle Royal are a 10 minute drive.

"2 MINUTES
FROM HANDFORTH
TRAIN STATION"



CHADSWORTHHOUSE HANDFORTH SK9 3HP

AERIAL

MAP KEY

- 1 Footpath to Handforth Dean
- 2 Handforth Train Station
- 3 Post Office
- 4 The Royal Bank of Scotland
- 5 Library and Medical Centre
- 6 Free Public Car Park (60 Spaces)
- 7 Premier Inn
- 8 Tesco Express
- 9 The Paddock Shopping Centre
- 10 Free Public Car Park (48 Spaces)

CHEADLE ROYAL
2MILES

NEW MANCHESTER
AIRPORT RELIEF ROAD
0.5MILES

CHADSWORTHHOUSE

B5358 WILMSLOW ROAD

WILMSLOW
1.5MILES



AVAILABILITY

AVAILABILITY

FIRST FLOOR

Suite A	2,222 sq.ft.
Suire B	1,100 sq.ft.
Total	3,322 sq.ft.

Suites are available either as one or combined.

FIRST FLOOR PLAN



GALLERY



GALLERY



TERMS

TERMS

RENT

Upon application with the letting agents.

SERVICE CHARGE

A service charge will be applicable. Further details from the letting agents.

LEASE

The accommodation is available by way of a new effective FR&I lease for a term of years to be negotiated.

RATES

Details of rates payable will be provided upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

EPC

An EPC will be provided.

VAT

All prices and outgoings are liable for VAT.

CONTACT

For further information please
contact the joint agents.

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