


NO.4

STATION ROAD

CHEADLE HULME • SOUTH MANCHESTER

INSPIRING OFFICE SPACE 



NO.4

STATION ROAD

➔ OVERVIEW

LOCATION

AMENITIES

AERIAL

TRANSPORT LINK

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION



4 BUSINESS



TO LET

HIGH QUALITY OFFICE ACCOMMODATION
4,076 SQ FT (378.67 SQ M)

- Close proximity to numerous local amenities
- 16 on site car parking spaces available
- Flexible and competitive lease terms on offer
- Capable of sub division
- Ground floor accommodation fully fitted

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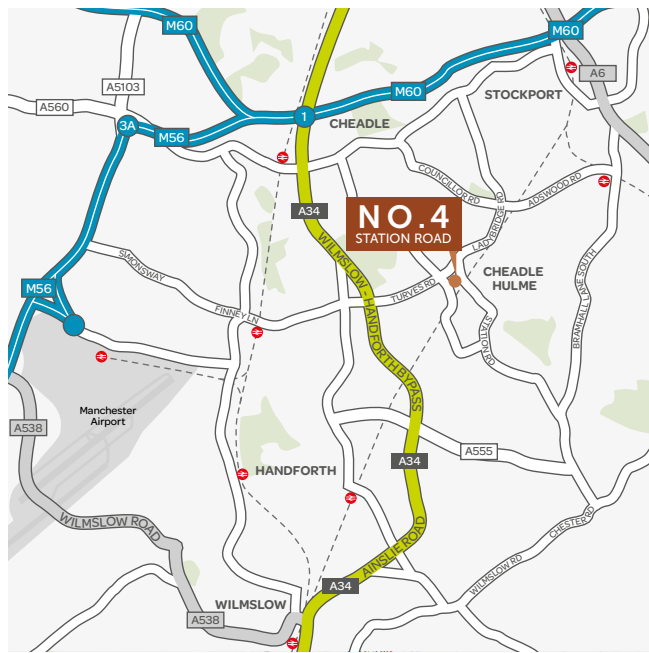
DESCRIPTION

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The building is within close proximity to the A34 Kingsway

LOCATION 4 WORK

LOCATION

NO.4 is situated within Cheadle Hulme and lies approximately 9 miles to the South of Manchester City Centre.

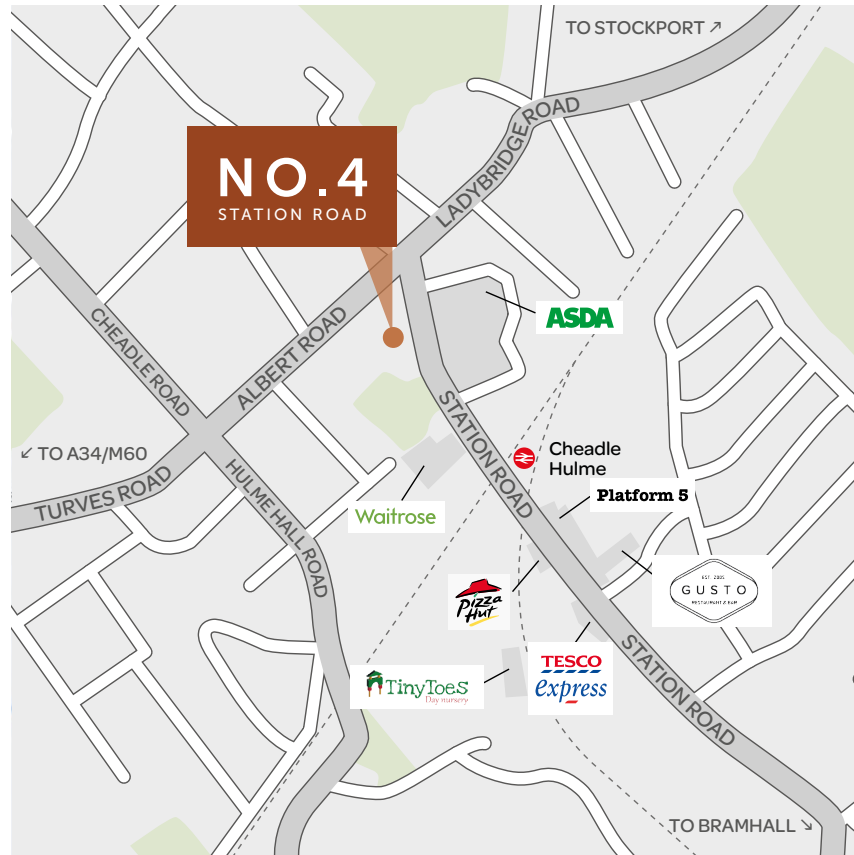
The building itself is in close proximity to the A34 Kingsway, along with the M60 Orbital Motorway and in turn the surrounding motorway network.

Cheadle Hulme railway station is situated within a short stroll and the building also benefits from numerous bus services operating in the vicinity.

Cheadle Hulme provides a wide range of retail and leisure amenities, including a Waitrose, Cheadle Hulme Shopping Centre and Tesco Express.

Manchester Airport is approximately 3 miles away.

SAT NAV: SK8 5AE



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AMENITIES



Food/Drink

Gusto
Platform 5
The Board
SK eight
The John Millington
Costa
Subway



Shopping

Waitrose
Asda
Tesco
John Lewis
Sainsbury's
Natwest
RBS



Fitness/Leisure

David Lloyd
Life Leisure
Cheadle Golf Club
Bramhall Golf
Club



Hotels

Premier Inn
Cheadle House
Village Manchester
Cheadle

Cheadle Hulme provides a wide range of retail and leisure amenities



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TRANSPORT **4** WORK



COMMUNICATIONS



Road

A34 Bypass	5 mins
A555	6 mins
Cheadle Royal	10 mins
Handforth Dean	10 mins
Wilmslow	15 mins
Stockport	15 mins
Manchester	25 mins



Rail

Stockport	5 mins
Wilmslow	7 mins
Manchester Piccadilly	20 mins
Manchester Airport	40 mins



Air - Manchester Airport
60 airlines offer direct flights from Manchester to over 200 destinations worldwide

The property is situated within Cheadle Hulme, 9 miles to the South of Manchester City Centre

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4 FLEXIBILITY



The offices have been refurbished to an excellent standard and benefit from extensive car parking



DESCRIPTION

NO.4 comprises a three storey office building, situated in a high profile location within the heart of Cheadle Hulme, one of Manchester's most sought after suburbs.

The offices have been refurbished to an excellent standard to provide flexible and modern office accommodation. The available offices incorporate a suspended ceiling with LG7 lighting along with three compartment perimeter trunking.

CAR PARKING

The building benefits from a secure car park to the rear offering tenants an excellent car parking ratio of 1 space per 250 sq ft.

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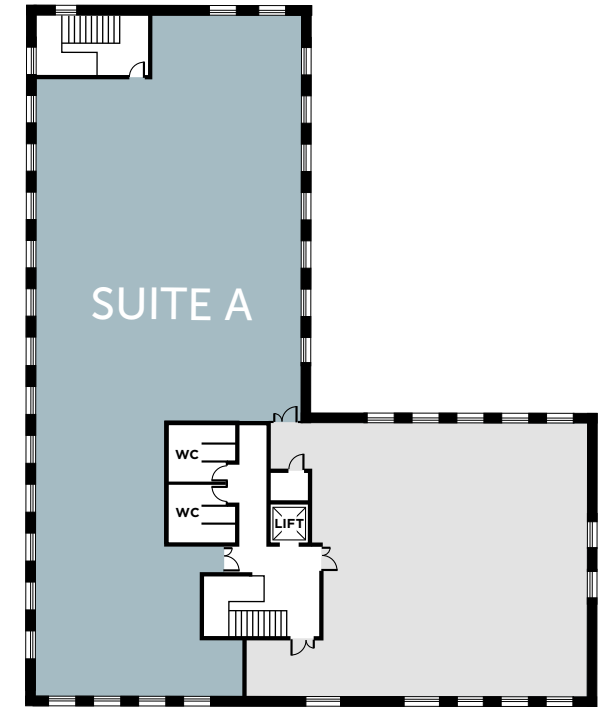
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ACCOMMODATION

The available office accommodation of 4,076 sq ft is located on the second floor and will be available from March 2024.

TYPICAL UPPER FLOORPLAN



STATION ROAD

Flexible and competitive
lease terms on offer

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4 MORE

TERMS

The offices are available by way of a new lease for a term of years to be agreed.

SERVICE CHARGE/RATES

A service charge will be levied for maintenance of common parts. Rates will be payable directly to the local authority.

VAT

VAT will be payable on all outgoings.

VIEWINGS

For further information or to arrange an inspection, please contact the letting agent.



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CHEADLE HULME • SOUTH MANCHESTER



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