



Inspire Capital  
Propco Ltd

REAL ESTATE PROPERTY  
INVESTMENT

**HOBART  
HOUSE**



**CANNING  
O'NEILL**  
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Hobart House  
3 Oakwater Avenue  
Cheadle Royal Business Park  
Cheadle  
SK8 3SR

**TO LET >>> HIGH QUALITY FIRST FLOOR OFFICE SUITE**

4,870 sq ft (452 sq metres)

Located on one of the North West's premier business parks along the A34 Kingsway corridor



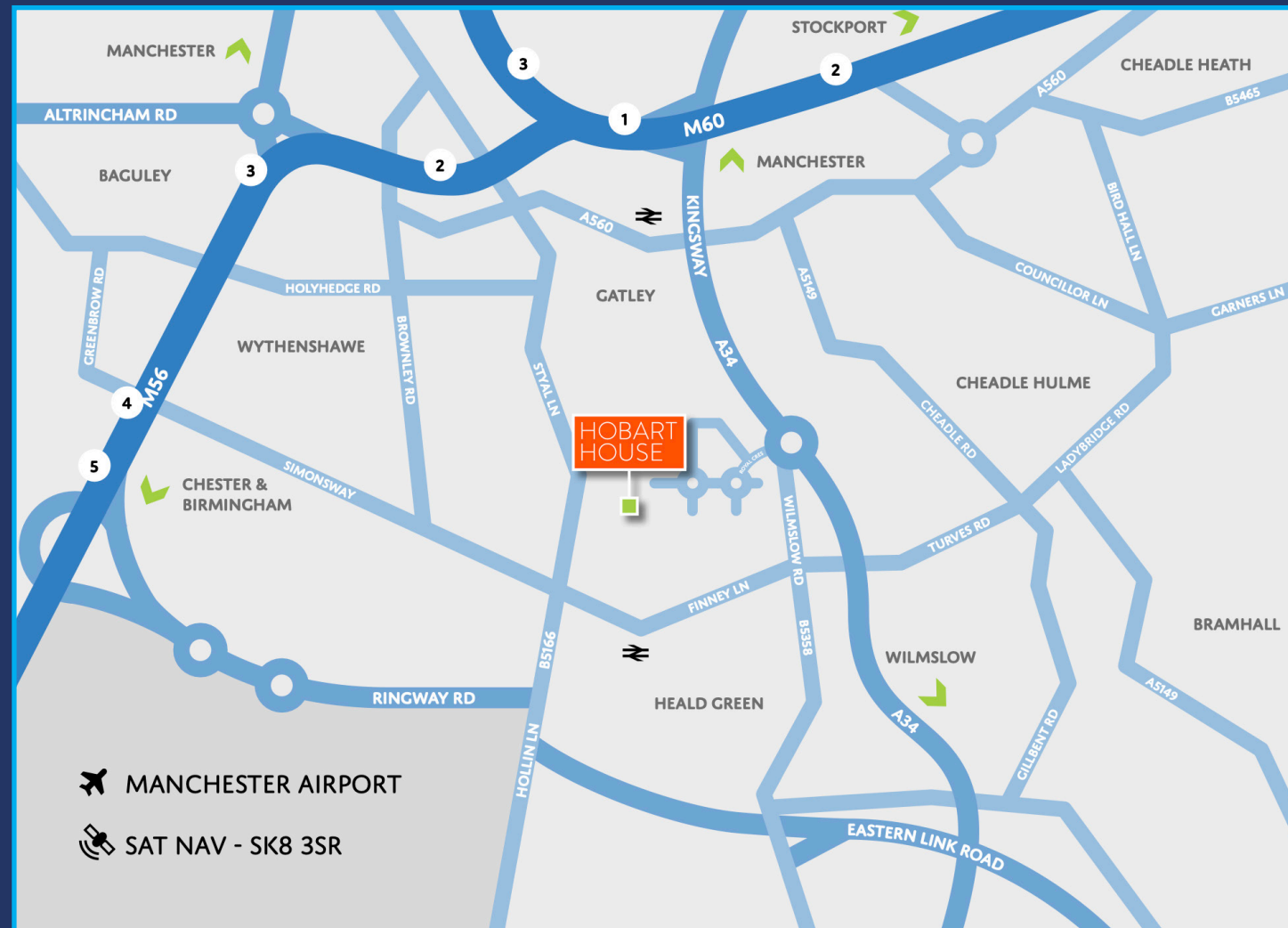
## LOCATION

Situated on Cheadle Royal Business Park Hobart House is located seven miles to the south of Manchester city centre and immediately adjacent to the A34 bypass.

Hobart House lies within five minutes drive of the M60/M56 motorways and 10 minutes from Manchester International Airport.

Local rail connections are available at Gatley, Heald Green and Manchester Airport while Piccadilly, Stockport and Wilmslow mainline stations are between 10 and 20 minutes drive time - just a two hour train journey to central London.

Local amenities include John Lewis and Sainsbury's stores, both within a five minute walk. There is also a restaurant, public house, Hotel and Conference Centre, fitness centre and on-site nursery facility.



## SITE MAP

Cheadle Royal Business Park inspires and drives employee wellbeing, embraces a thriving community and where the outside matters just as much as the inside. It is more than just a state-of-the-art business park. With wellbeing at its heart, our setting allows our occupiers and guests to be motivated by their surroundings.

With parkland trails, lakeside seating and spa and gym on tap, Cheadle Royal Business Park allows teams to innovate, minds to motivate and the space to captivate. Because you are at your best when you work well and provides quality offices in a 70 acre landscaped setting.

Facilities on the park include:

- David Lloyd Gym and Fitness Centre
- DeVere Cheadle House Hotel & Conference Centre
- Kids Allowed Creche
- Premier Inn
- TGI Friday's Restaurant
- Serviced Office Centre
- Table Table Public House





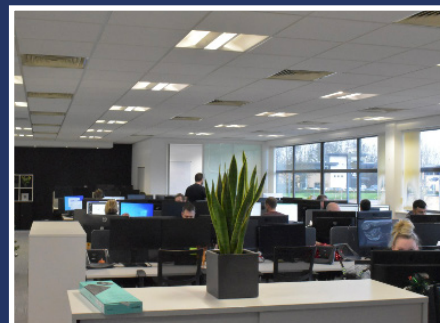
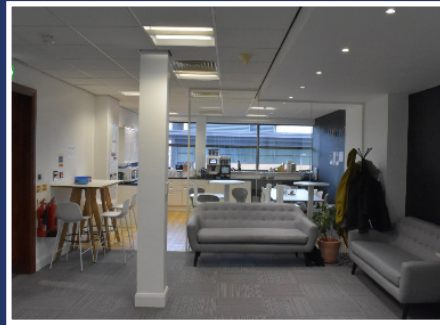
## OFFICE SPACE

Hobart House provides a unique opportunity to lease a modern head quarters office building. The finishes and specification are of the highest standard bringing balance to your business within an sub-urban oasis.

The space is currently leased as one suite but can be split depending on requirement. Current usage is zoned open plan areas with several meeting rooms and one office, and up to 20 car park bays available.

Hobart House has a fresh and contemporary look with a renewed focus on the work environment to help boost productivity, a cornerstone for employee wellness, work-life-balance, and productivity.

With over 40 occupiers on the park, other businesses include; bMindful Psychology, CFG Law, Clarke Nicklin, Educ8, Essential Fertility, The Fresh Group, Mansion Group, Podlounge, Pure Offices, Regus, Together Money, and Your Chapter.



## SPECIFICATION



Full access raised floors



Air conditioning



DDA compliant



Wet room



Broadband connectivity



20 parking spaces



Suspended ceilings



LG7 lighting



Passenger lift



Male, female & disabled WC's



High quality finish



Electronic access system



Existing fit out (first floor only)



Data cabling and comms room  
(first floor only)

## FIRST FLOOR LAYOUT PLAN

