



escape the ordinary ▶▶

[www.southatcheadleroyal.co.uk](http://www.southatcheadleroyal.co.uk)



# South @ Cheadle Royal

Luxury, wellbeing and tranquillity. **South @ Cheadle Royal** is office space, re-imagined.

This unique stunning development with natural accents throughout is prominently located on South Manchester's Premier Business Park, Cheadle Royal.

The luxury Victorian building offers lavish office suites for the discerning entrepreneur, business leader and high performance team looking for exclusivity and a seamless connection between work and play.

South is unapologetically opulent with plush furnishings, high specification features, stylish décor and extensive outdoor space, so rarely found in office settings.

With the finest surroundings and five star concierge support, **South @ Cheadle Royal** is your inspirational home from home workplace.



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# TO LET

## Outstanding grade A boutique office environment

Available for occupancy Spring 2024,  
**South @ Cheadle Royal** pushes the  
boundaries of conventional office space.

Wellbeing, comfort and mindfulness  
are key drivers behind the design and  
specification of this unique, opulent office  
space that inspires productivity.

With a service-driven concept that is  
rarely found in office accommodation, the  
suites at South offer business leaders and  
high performance teams the exclusivity  
they've been looking for.

**South @ Cheadle Royal** is an innovative  
workspace that also offers the perfect  
opportunity for hosting meetings in  
unique, contemporary surroundings with  
easy access to Manchester city centre.

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*Experience the buzz,  
not the humdrum..*

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# Rationale

It's all about you. South @ Cheadle Royal – your luxury new office awaits.

Enhance your wellbeing and find the ultimate work/life balance. Each morning when you walk into your office suite, feel ready to embrace the day, grab that fresh cup of coffee and settle down to work. **South @ Cheadle Royal** will be your home from home.

Large windows, outdoor terraces and timber décor elements create a ambiance that will relax your mind and sharpen your senses, making you alert and ready for work.



Spaces  
from 245 sq ft

👥 3 people

Private Wing  
from 5,365 sq ft

👥 80 people

# Unrivalled Specification

With the elegance, innovation and connectivity you'd expect from a high end specification, **South @ Cheadle Royal** is a statement building that offers businesses unparalleled excellence and service.

All suites and communal areas are fully air conditioned. Perimeter trunking hides unsightly cabling, leaving a clean finish. LED lighting and South's first class concierge service and 24/7 access provide the client experience and autonomy that leading businesses are looking for.



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FULLY FITTED FURNISHED OPTIONS

FLEXIBLE LEASE TERMS

FIBRE CONNECTIVITY TO ALL SUITES

102 CAR PARKING SPACES

AV MEETING ROOMS 2 x 8 PERSON

2 x 8 PERSON PASSENGER LIFTS

ELECTRIC AIR CONDITIONING

2.8M FINISHED FLOOR TO CEILING HEIGHT

FULLY CABLED OFFICES

SUPERFAST BROADBAND

DOUBLED GLAZING

PRIVATE & SECLUDED MEETING AREAS

BARISTA STANDARD COFFEE MACHINES

AMBIENT SMELLS AND SOUNDS

POUCH POLICY

# Environmentally Conscious Specification

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Enhanced specification includes:



EV CHARGING POINTS



SECURE BIKE STORAGE



LED LIGHTING



SHOWERS AND CHANGING ROOMS



PICNIC AREA



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# Accommodation

**South @ Cheadle Royal offers three floors of stylish, boutique office accommodation. Choose from 24 office suites varying in size from 245 sq ft to 5,365 sq ft.**

**Suite 102** is the ultimate, exclusive office space; a duplex with spiral staircase linking two floors and views of South’s alluring landscaping and gardens.

**Suite 001** is a striking HQ office suite benefiting from a private entrance and amenities within the suite, together with the benefit of the full range of building facilities.

**Suite 201** is the penthouse suite and comes with private lift access.

Some suites are offered fully fitted and furnished while others are a blank canvas for you to create your own business identity. Fit out packages are available if required.

The abundance of relaxing communal spaces, kitchen facilities and meeting rooms is predominantly located on the ground floor.

## Availability

| FLOOR  | SUITE                 | SIZE (SQ FT) | NO. OF PEOPLE |
|--------|-----------------------|--------------|---------------|
| Ground | 001 (Office HQ)       | 5,365        | 55+           |
|        | 002                   | 945          | 9             |
|        | 003                   | 538          | 5             |
|        | 004                   | 551          | 5             |
|        | 005                   | 927          | 9             |
|        | 006                   | 1,395        | 14            |
| First  | 101                   | 1,625        | 16            |
|        | 102 (Duplex Suite)    | 2,775        | 28            |
|        | 103                   | 912          | 9             |
|        | 104                   | 1,065        | 11            |
|        | 105                   | 849          | 9             |
|        | 106                   | 386          | 4             |
|        | 107                   | 245          | 3             |
|        | 108                   | 735          | 7             |
|        | 109                   | 520          | 5             |
|        | 110                   | 460          | 5             |
|        | 112                   | 473          | 5             |
| 113    | 540                   | 5            |               |
| 114    | 1,003                 | 10           |               |
| 115    | 245                   | 3            |               |
| 116    | 384                   | 4            |               |
| 117    | 730                   | 7            |               |
| Second | 201 (Penthouse Suite) | 1,900        | 19            |

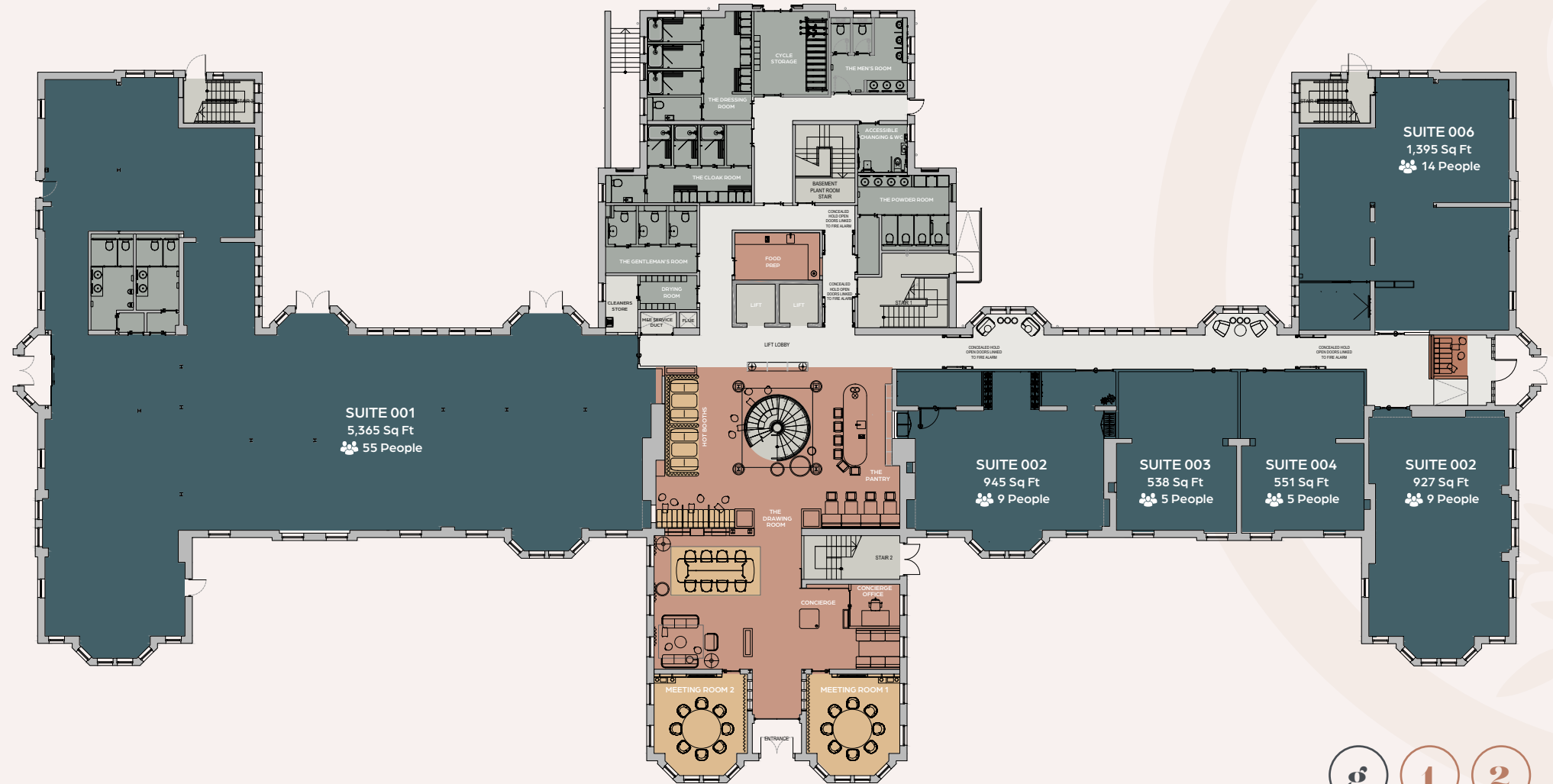




# Ground Floor

- Key**
- Private Office Suites
  - Communal Space
  - Meeting Space
  - Utilities

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# First Floor

- Key**
- Private Office Suites
  - Communal Space
  - Meeting Space
  - Utilities

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# Second Floor

- Key**
- Private Office Suites
  - Communal Space
  - Meeting Space
  - Utilities



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*Located within easy access of all  
of South Manchester's affluent suburbs*

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# Location

The location of **South @ Cheadle Royal** offers businesses that sought-after blend of proximity to the heart of the city and serenity of a remote, inspirational setting.

South is a prominent feature of Cheadle Royal Business Park, Manchester's premier commercial development. Just a few minutes' drive from the M60 Manchester ring road, the railway network and Manchester Airport, the location of **South @ Cheadle Royal** provides ease of access for workers, clients and stakeholders.

Boasting amenities that include a David Lloyd gym, hotels and restaurants, Cheadle Royal Business Park extends to South residents a wealth of opportunities for entertaining and enjoying a productive leisure/work balance.

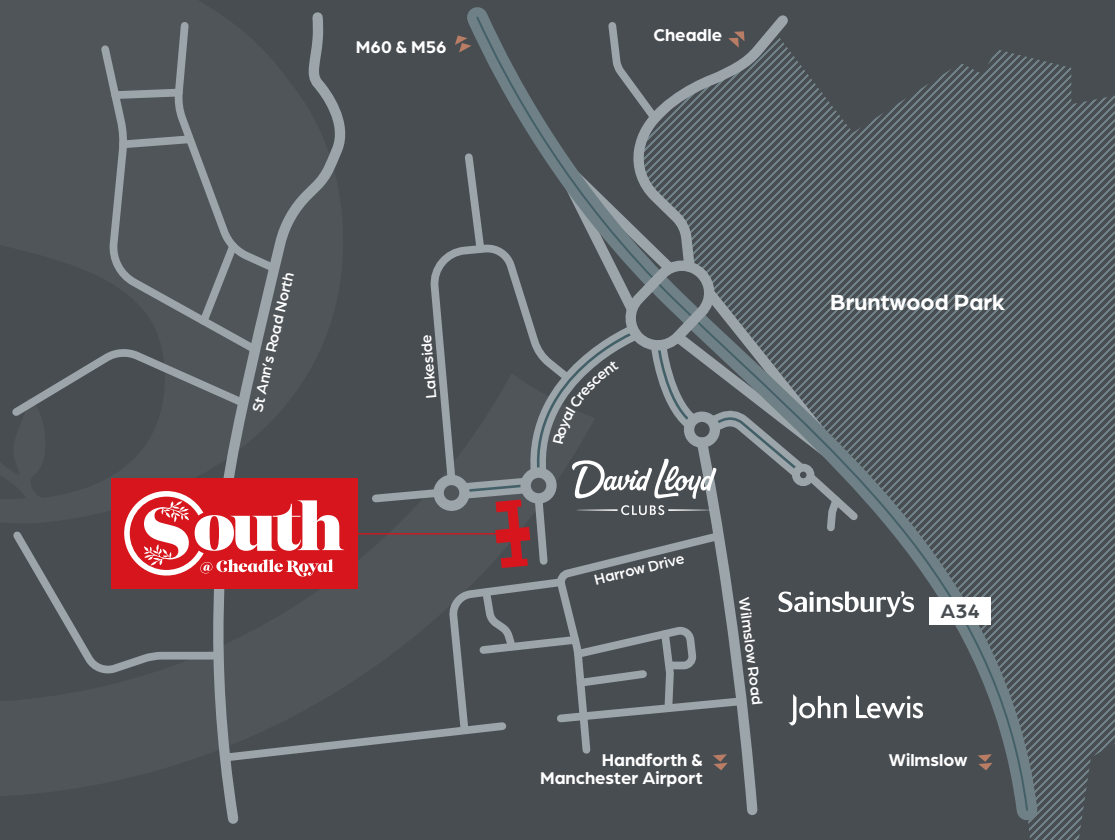
- 
**Manchester Airport**  
 10 mins
- 
**M60 (Mcr Ring Road)**  
 4 mins
- 
**Heald Green Station**  
 6 mins

# Situation

The nearby amenities surrounding **South @ Cheadle Royal** create a way of life that surpasses all expectations of a work location.

High end retail and leisure outlets have established an exclusive community at Cheadle Royal Business Park that offers convenience and opportunity.

Just a ten minute walk away is Bruntwood Park with its walks and recreational and sporting amenities, while Village Hotel, Cheadle is a five minute drive hosting premium accommodation and leisure facilities.



1



2



3



4



5



6



7



8



9

## Nearby amenities:

- |                            |                          |                    |
|----------------------------|--------------------------|--------------------|
| 1 John Lewis & Sainsbury's | 4 Handforth Dean         | 7 Cheadle Village  |
| 2 Village Hotel            | 5 Oddfellows on the Park | 8 The Pointing Dog |
| 3 Bruntwood Park           | 6 David Lloyd Leisure    | 9 TGI Fridays      |

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GATLEY GOLF CLUB

SOUTH MANCHESTER  
SPORTS CLUB

M60 & M56

CITY CENTRE

CHEADLE ROYAL  
BUSINESS PARK



A34

John Lewis

Sainsbury's

MANCHESTER  
AIRPORT



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# Further Information

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