

OFFICE SPACE TO LET | 2,556 SQ FT

# Beech Court 122 Hollin Lane Styal | SK9 4LD

Edwards & Co

Roberts  
VainWilshaw

CHARTERED  
SURVEYORS

## THE BUILDING

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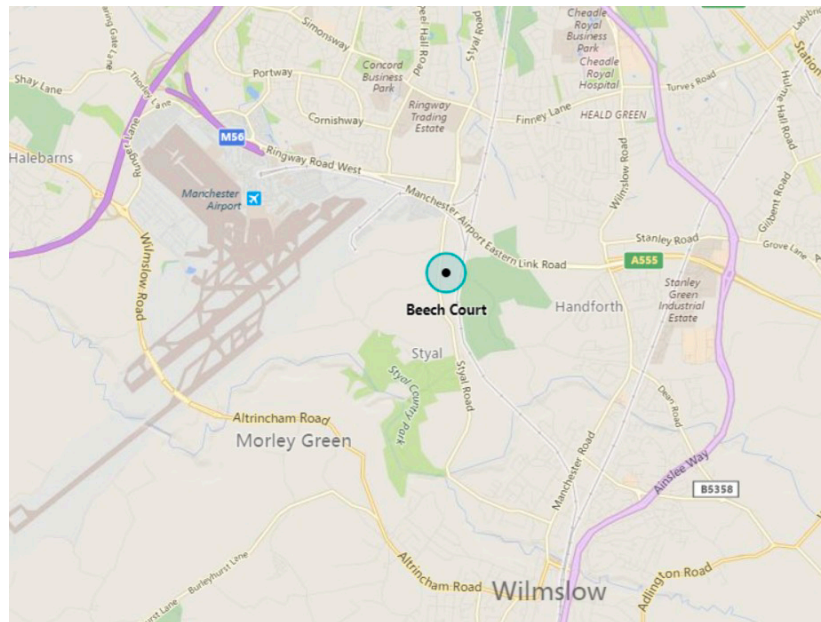
The property comprises a former barn which has been sympathetically converted to create open plan self-contained office units. The available space is on the first floor and benefits from excellent natural light and a character vaulted ceiling.

The building, which has been finished to a high specification, is set within a scenic rural environment, and provides a unique opportunity for occupiers looking for an office with plenty of character.

**An exclusive first floor  
office space set within  
attractive landscaped  
grounds**



# A tranquil village location within one mile of Manchester Airport



Beech Court is an exclusive office building set within extensive and attractive landscaped grounds on Hollin Lane (B5166) in the village of Styal, an affluent suburb of South Manchester.

The property is situated within one mile of Manchester International Airport, and junction 5 of the M56 motorway is within a short distance of the premises. The property also benefits from being within easy reach of Styal Railway Station and other local amenities in Heald Green and Wilmslow town centre.



## SPECIFICATION ---



Open plan configuration

Character pitched roof with Velux skylights

Attractive glazed façade

Partial suspended ceiling incorporating LED light fittings

Air-conditioning

3 compartment perimeter trunking

BT Fibre connection providing ultrafast broadband speeds

Beautifully landscaped environment

Male, female and disabled WCs

## Available Space



AREA	SIZE (SQ FT)	SIZE (SQ M)
First	2,556	237.5

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

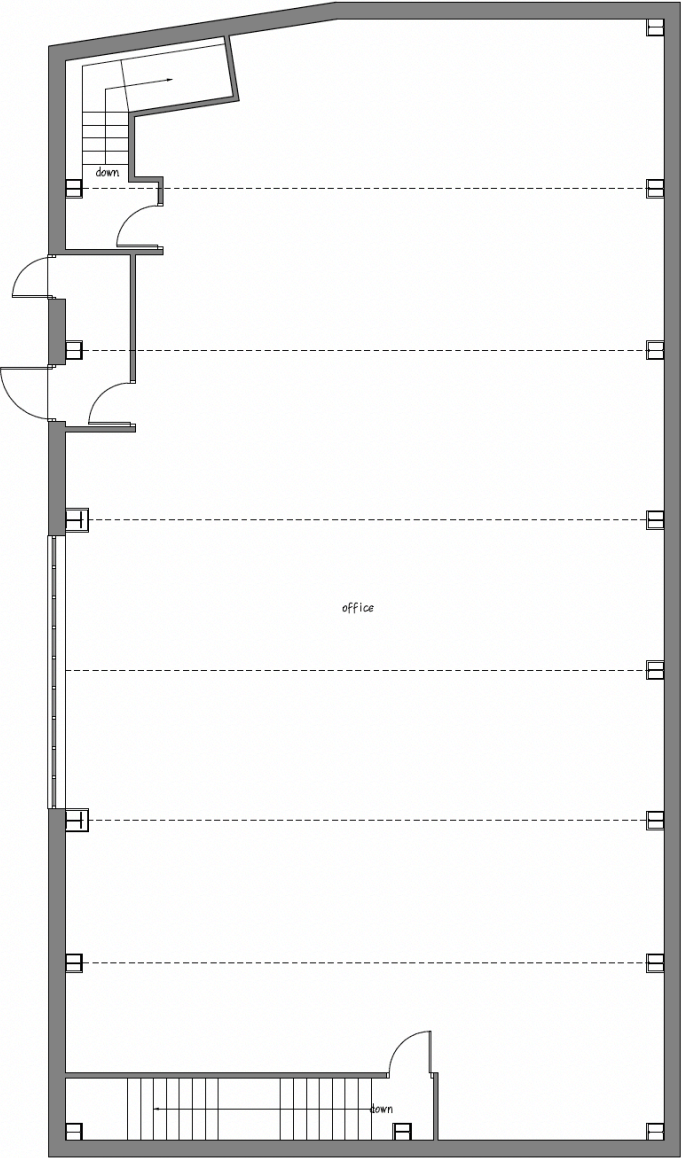
ENVIRONMENT 

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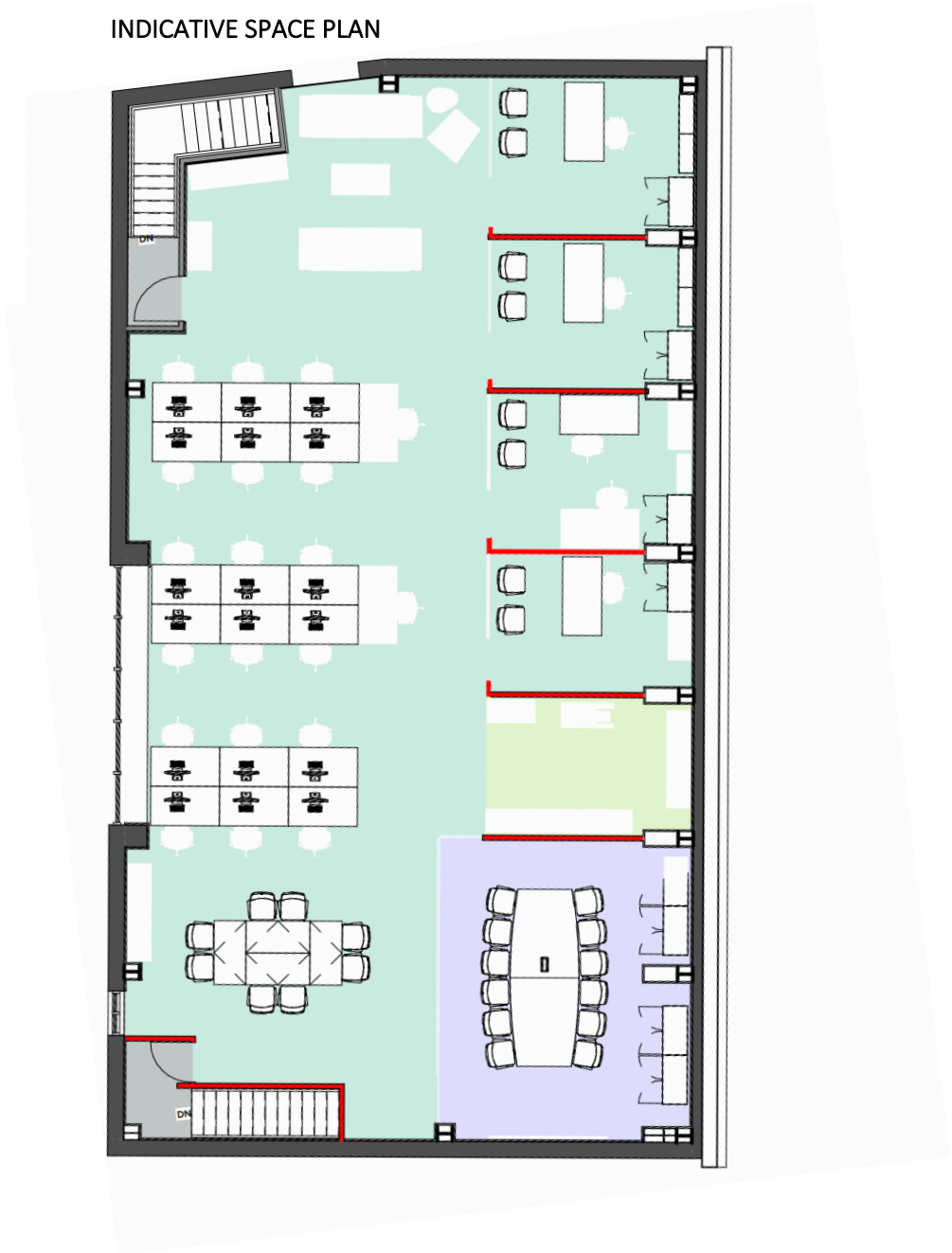


PLANS

FIRST FLOOR PLAN



INDICATIVE SPACE PLAN



## TERMS ---

### LEASE

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENT

On application to the joint letting agents.

### VAT

All prices are quoted exclusive of but may be subject to VAT.

### BUSINESS RATES

Rates payable (2021/2022) £4.41 psf pa.

### VIEWING

Strictly by appointment with joint agents.

### ROBERTS VAIN WILSHAW

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