



**TO LET**

Fully fitted first floor offices (4,747 sq ft,) with adjacent warehouse (2,034 sq ft)

Cheadle Royal  
Business Park,  
4 Oakwater Ave,  
Cheadle SK8 3SR



## DESCRIPTION

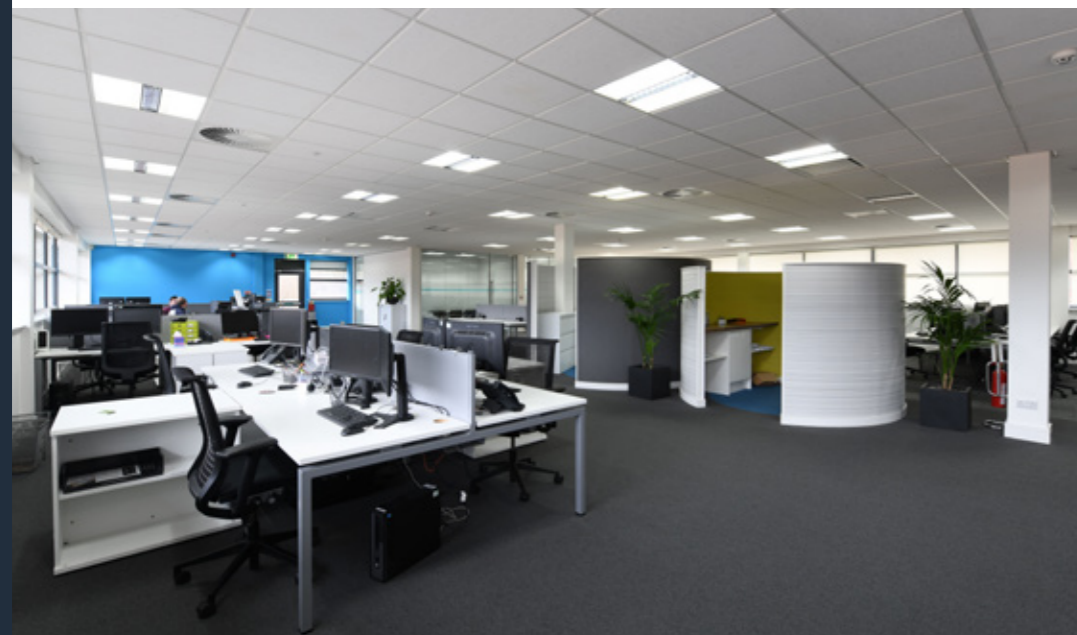
Oakwater House is a prestigious office and warehouse building located on Cheadle Royal - recognised as one of South Manchester's premier Business Parks. The building is unique in that it offers the opportunity to have both fully fitted Grade A offices and a warehouse/storage provision on the same site.

The available space comprises a full floor of offices and a warehouse within the same hybrid building.

The office space has been finished and fully fitted to a very high standard with air conditioning and is fully fitted with meeting rooms, offices, break out space/kitchen and full Cat 5E cabling throughout.

## AVAILABILITY

First Floor Fitted Offices	4,747 sq ft	441 sq m
Warehouse	2,034 sq ft	189 sq m



## SPECIFICATION

First Floor space of Grade A quality offices with Air Conditioning and on site parking along with an adjacent warehouse/storage space.

A rare opportunity to lease an office and warehouse space on South Manchester's premier Business Park.

### First Floor Offices

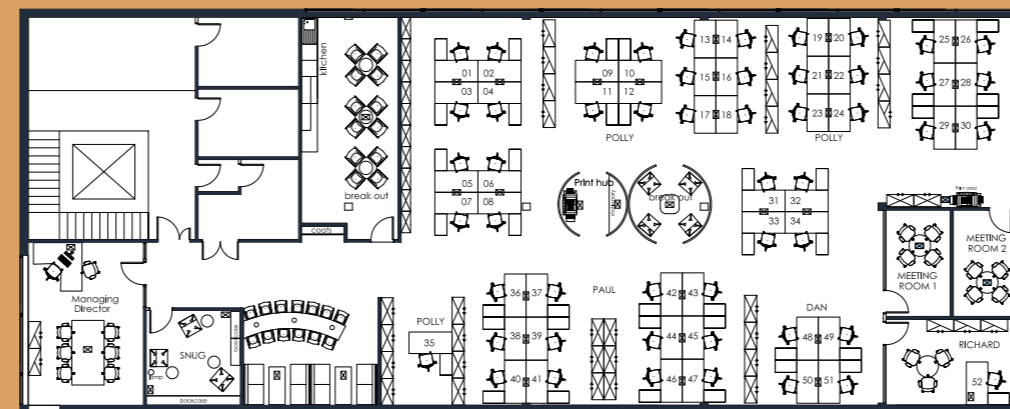
- Full Access Raised Floors
- Air Conditioning
- Suspended ceilings
- LED lighting
- Passenger Lift
- DDA compliant
- Male, Female and DDA compliant toilet and wet room.
- Fully cabled and connected - a "Plug and Play" office
- 20 car spaces plus 2 EV charging points
- Extensive fit out in walk in condition

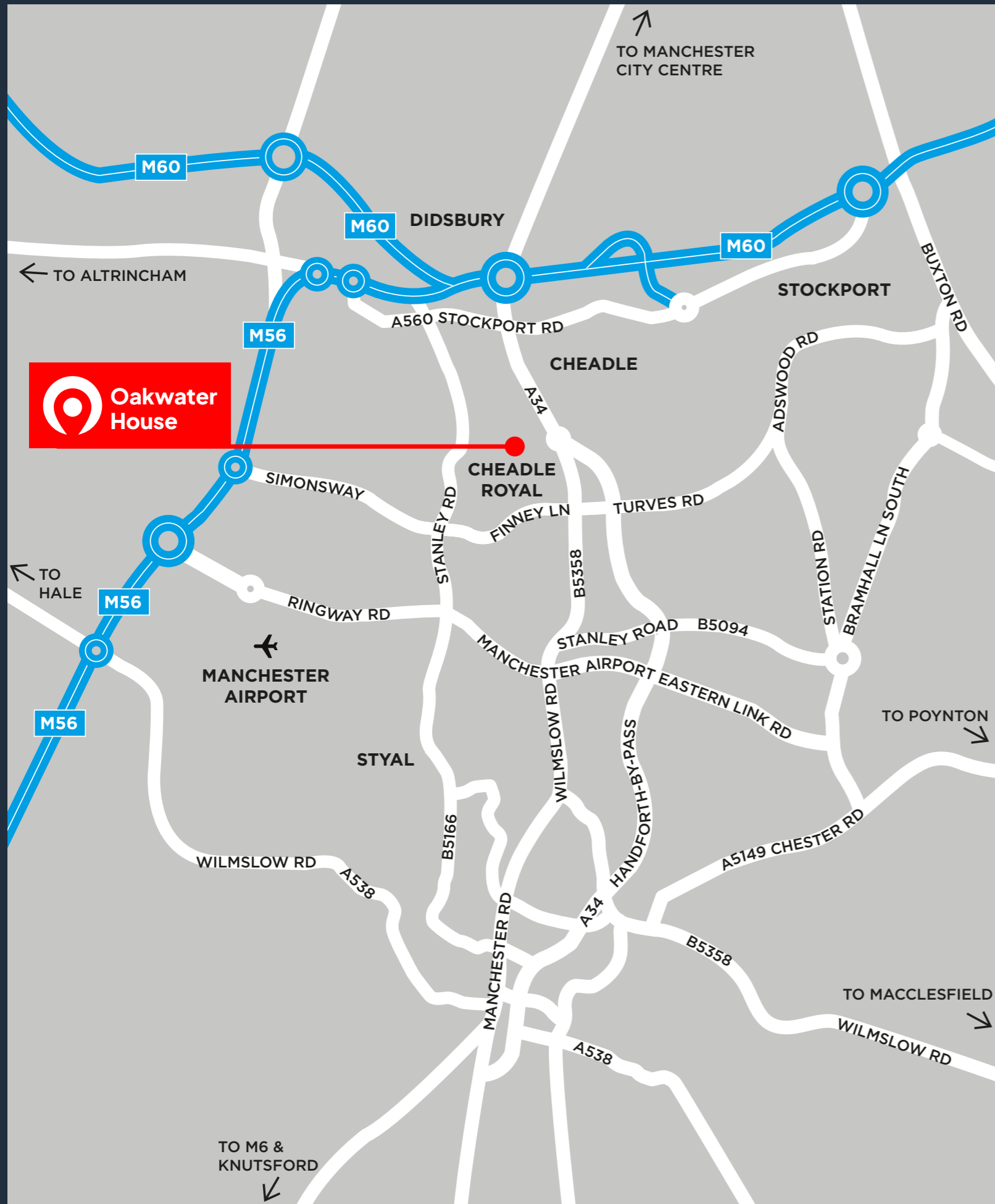
### Warehouse

- Steel frame construction
- Powered roller shutter door
- Access separate from Office car park - ability to park in front of unit
- Separately metered power supply



### FIRST FLOOR





## LOCATION

Cheadle Royal Business Park is located 7 miles to the south of City Centre Manchester and immediately adjacent to the A34 bypass. It is within 5 minutes drive of the M60/M56 and 10 minutes from Manchester Airport.

Stockport and Wilmslow main West Coast stations are 10 and 20 minutes' drive away and connect this location with the rest of the North West region and London.

Bus services connect Cheadle Royal with Altrincham, Stockport, Manchester City Centre and Macclesfield.





## FURTHER INFO

### Terms

Available by way of a new lease for a term to be agreed.

### Rent

On application.

### EPC

An EPC certificate will be provided to the ingoing tenant.

### Contact

For further information, please contact the sole agent:



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