

SOUTHGATE

ONE



**THE NEXT CHAPTER
STARTS HERE**



SPACE
THAT
INSPIRES

DESCRIPTION

SOUTHGATE 1 is located within a prominent office park between Handforth and Cheadle. Suite 2 offers 1,235 SQ.FT. of space, a refurbished kitchen/breakout area as well as meeting room facilities. High-speed broadband connectivity is available through BT fibre and 4TECH, providing businesses with reliable and cost-effective internet solutions.

On-site car parking is available, with further parking and public transport within the immediate vicinity. There are car parking spaces available with the building, at a ratio of 1:240 sq ft.

PROPERTY FEATURES



24/7 ACCESS



EPC A



8 PERSON PASSENGER LIFT



HIGH SPEED BROADBAND



AVAILABLE FULLY FITTED



AIR CONDITIONING



KITCHEN & BREAKOUT SPACE



LED LIGHTING





Southgate is a prominent, established business park. Located just off the A555, a few minutes drive from the M56 and A34, Manchester Airport, Handforth and Heald Green along with their respective train stations are all in the immediate surrounds.



Cyclists, runners and walkers all have use of shower and cycle facilities on-site



Handforth and Heald Green railway stations are a mile away



1 minute to the A555, which connects you to the A34, M60 and M56 motorways



Manchester Airport can be reached in less than 5 minutes

THE BREW, HEALD GREEN



EARLAM'S, STYAL



PETER HERD BAKERY, HEALD GREEN



LOCAL INDEPENDENT

Restaurants, Cafés, Bars & Retail within 5 minutes

HIGH STREET CONVENIENCE

Heald Green and Handforth high streets just 8 minutes away

TESCO EXPRESS, HANDFORTH



COSTA COFFEE, HANDFORTH



CO-OP, HEALD GREEN



THE GRIFFIN PUB, HEALD GREEN



THE SHIP INN, STYAL



THE TATTON ARMS, HEALD GREEN



CHARMING PUBS

Pubs full of character within 5 minutes

HANDFORTH DEAN RETAIL PARK, HANDFORTH



STANLEY GREEN RETAIL PARK, CHEADLE HULME



MAJOR RETAIL DESTINATIONS

Handforth Dean, Stanley Green & John Lewis all within a 5 minute drive

JOHN LEWIS, CHEADLE



SOUTHGATE



WILMSLOW ROAD, CHEADLE,
CHESHIRE SK8 3PW

Orbit
Developments

01625 588200

www.orbit-developments.co.uk

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors/ Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales with registered offices at Emerson House Heyes Lane Alderley Edge Cheshire SK9 7LF. (0126)