

# SOUTHGATE

ONE



**THE NEXT CHAPTER  
STARTS HERE**

**SPACE  
THAT  
INSPIRES**



## DESCRIPTION

SOUTHGATE 1 is located within a prominent office park between Handforth and Cheadle. The second floor offers 4,336 sq ft of modern, refurbished office space, complete with a roof terrace. 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



ROOF TERRACE



AVAILABLE FULLY FITTED



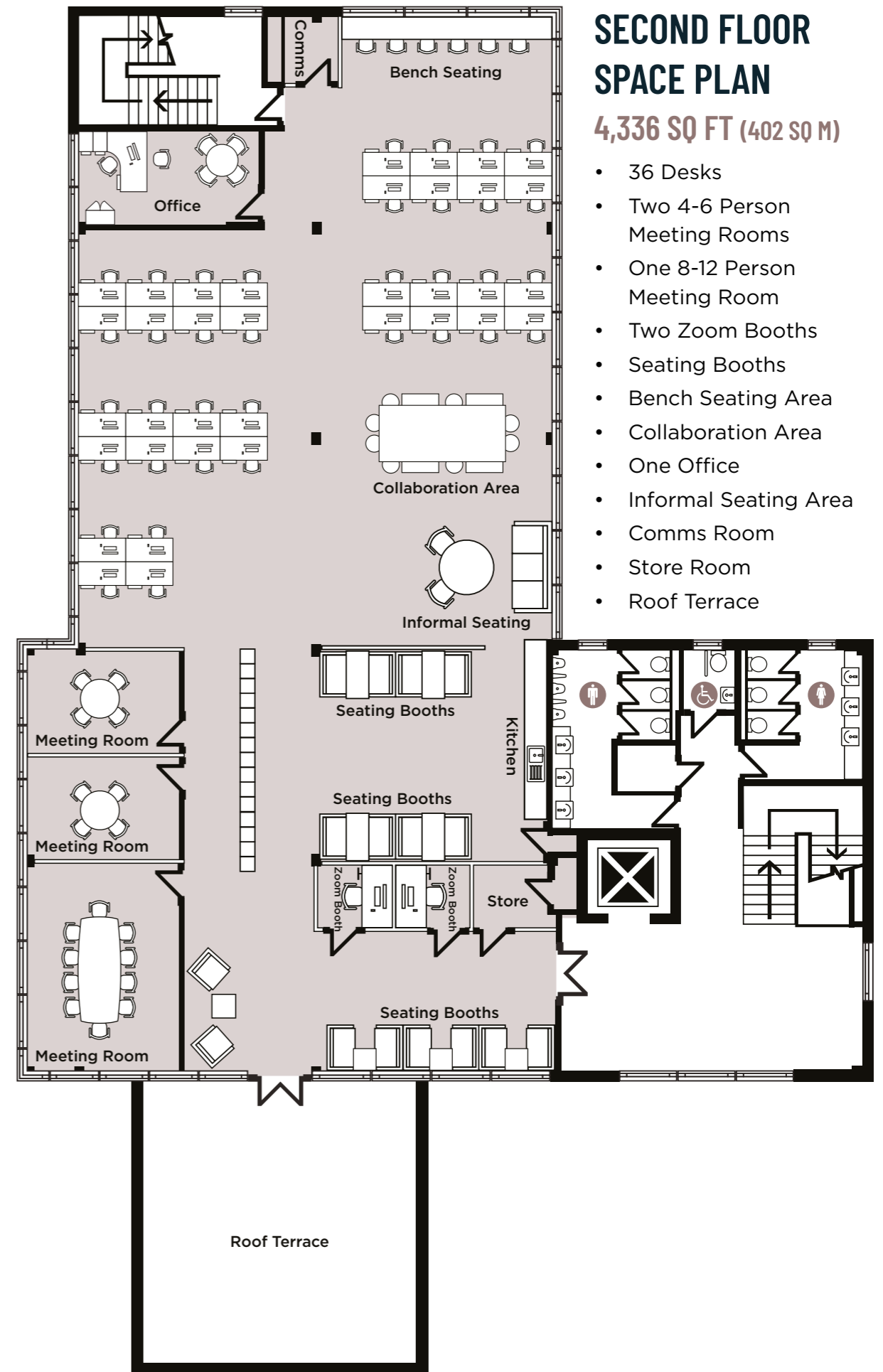
AIR CONDITIONING



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

# LOCAL INDEPENDENT

Restaurants, Cafés, Bars & Retail within 5 minutes



PETER HERD BAKERY, HEALD GREEN

# HIGH STREET CONVIENCE

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



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