



OAKS



CREWE ROAD, MANCHESTER M23 9BE

METROLINK • MOTORWAY • AIRPORT



10,290 SQ. FT.
Self Contained 2 Storey Building



Easy Motorway Access



Attractive Environment



On-site Car Parking



24/7 Site Access

101 THE OAKS

101 The Oaks is a 2 storey self-contained building which is suitable for office, medical or other uses subject to planning. It has AC and raised floors with large windows providing lots of natural light.

A dedicated reception area



Full access raised floors



Gas central heating



Suspended ceilings



8 Person passenger lift



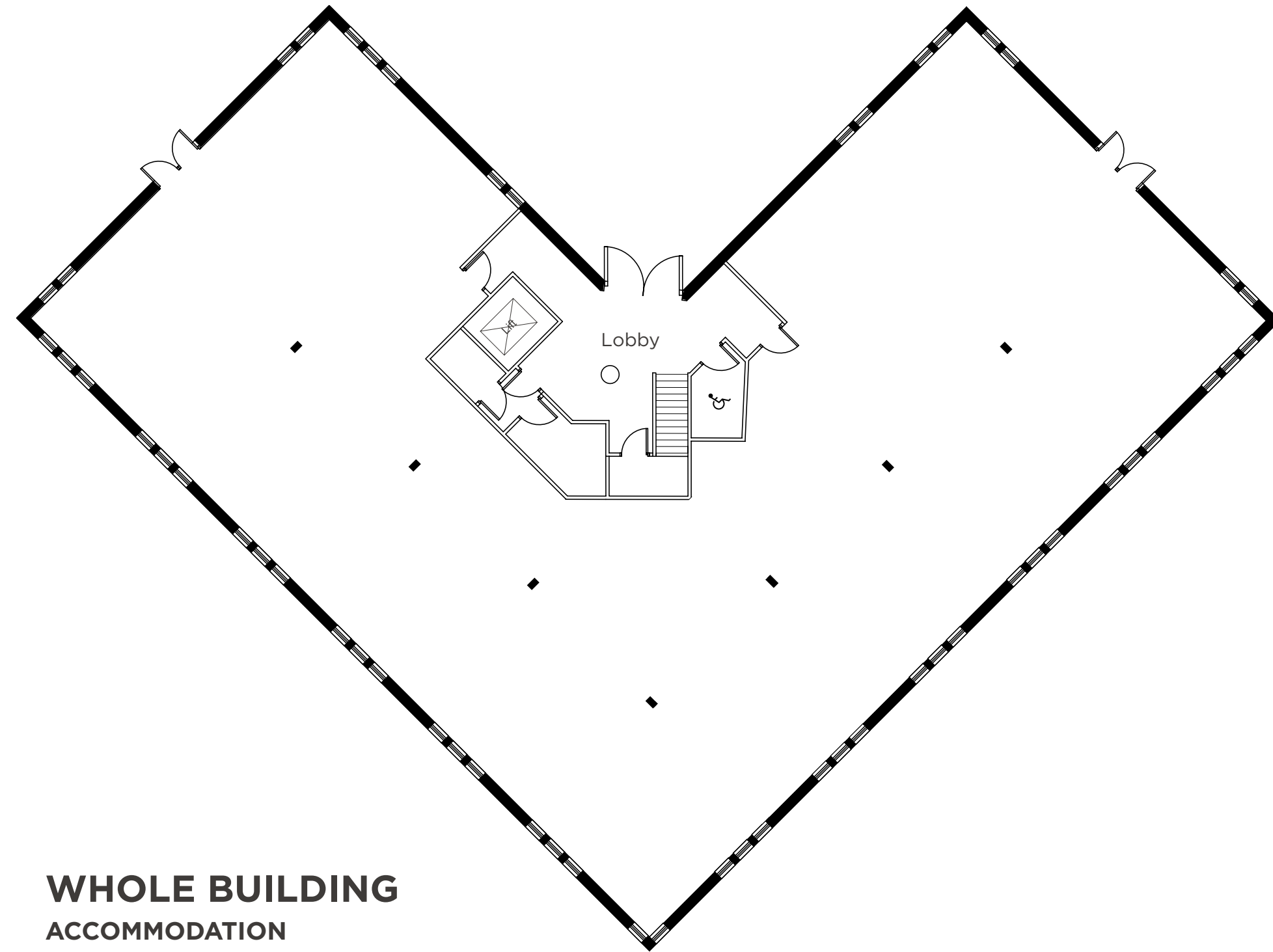
Access control providing 24/7 access to the building



Significant onsite parking with EV Charging



Entrance barrier and secure on-site car park



WHOLE BUILDING ACCOMMODATION

	sq ft	sq m
101 Oaks	10,290	955



The Oaks Business Park comprises of high quality office space and extensive car parking within a barrier controlled, landscaped environment.





Ideal for businesses looking for an **easily accessible** workplace



SATNAV REF
M23 9BE



- Chorlton **20 mins**
- Manchester Airport **20 mins**
- Sale Town Centre **35 mins**
- Manchester City Centre **40 mins**



- M56 **5 mins**
- M60 **5 mins**
- MediPark **7 mins**
- Manchester Airport **10 mins**
- Altrincham Town Centre **11 mins**
- Sale Town Centre **12 mins**
- Manchester City Centre **20 mins**



- Metrolink Station **3 mins**
- Bus Stops **8 mins**
- Tesco Extra **12 mins**



7 miles south of the **city centre**

3 minute walk from **Moor Road Metrolink**

8 minute walk to Altrincham Road **bus services**

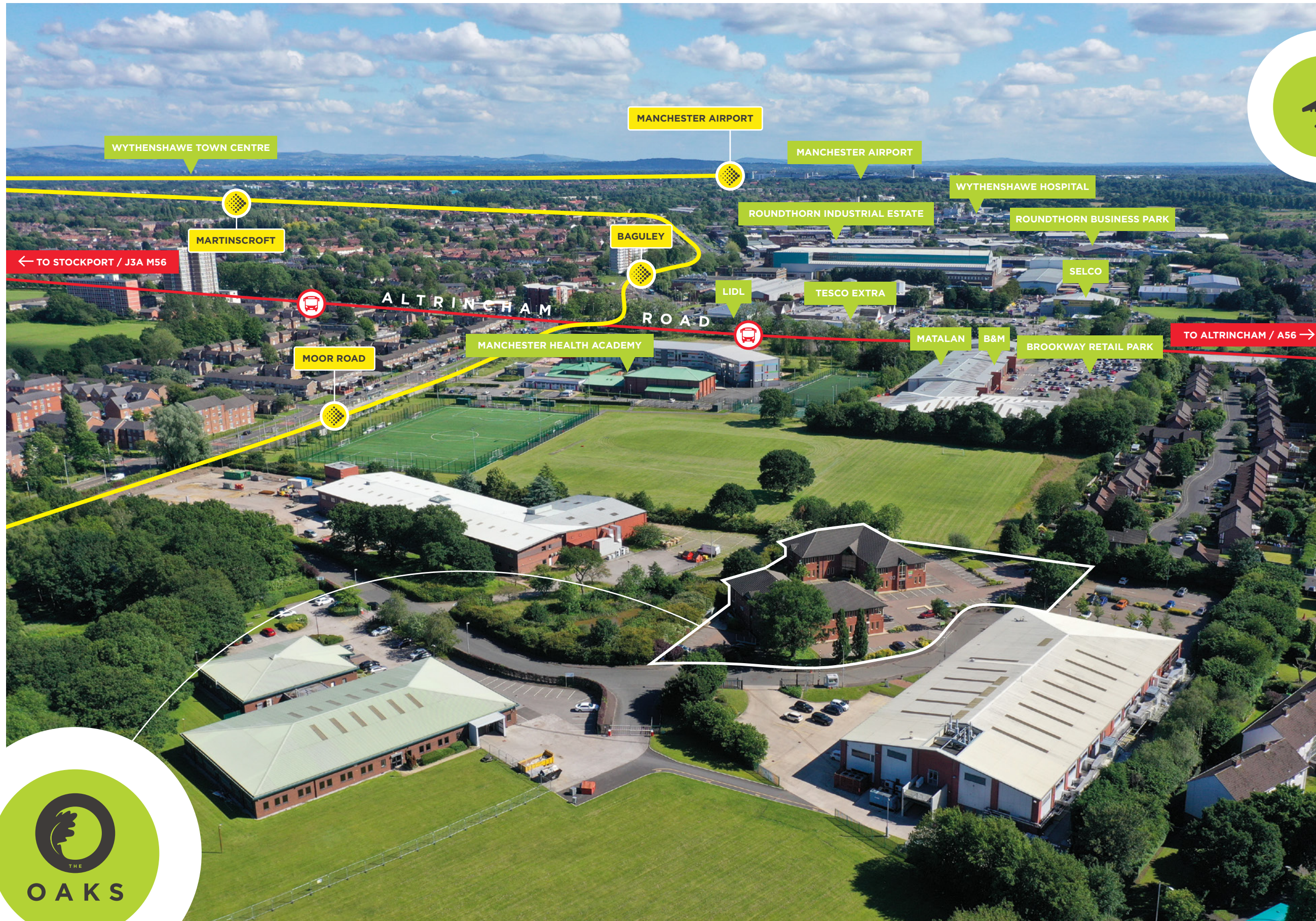
5 minute drive to **J3 & J5 of the M60**



The Oaks Business Park is conveniently located in South Manchester, 7 miles south of the city centre and close to motorway and Metrolink connections, ideal for businesses looking for an easily accessible work base.

The property is a 3 minute walk from Moor Road Metrolink station offering direct links to Manchester Airport and Manchester city centre and is 8 minute walk to Altrincham Road which provides a number of bus services to Altrincham and Stockport.

Junction 3 of the M56 and junction 5 of the M60 motorways are both situated a 5 minute drive meaning The Oaks Business Park is easily accessible for visitors and employees alike.



4

miles to
Manchester Airport

The UK's second largest airport, serving over **225 destinations** worldwide is just a **10 minute drive** away



LOCAL AMENITIES

Nearby amenity includes ample retail provision with Tesco, Lidl, Aldi and the local Post Office & convenience store all within walking distance. Wythenshawe Town Centre together with the abundant amenities of Altrincham & Sale Town Centres are within a 10 minute drive, as are all the facilities provided at Manchester Airport.

12

minute walk to
local amenities





OAKS

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