



the paddock
retail & offices



CONVENIENTLY LOCATED

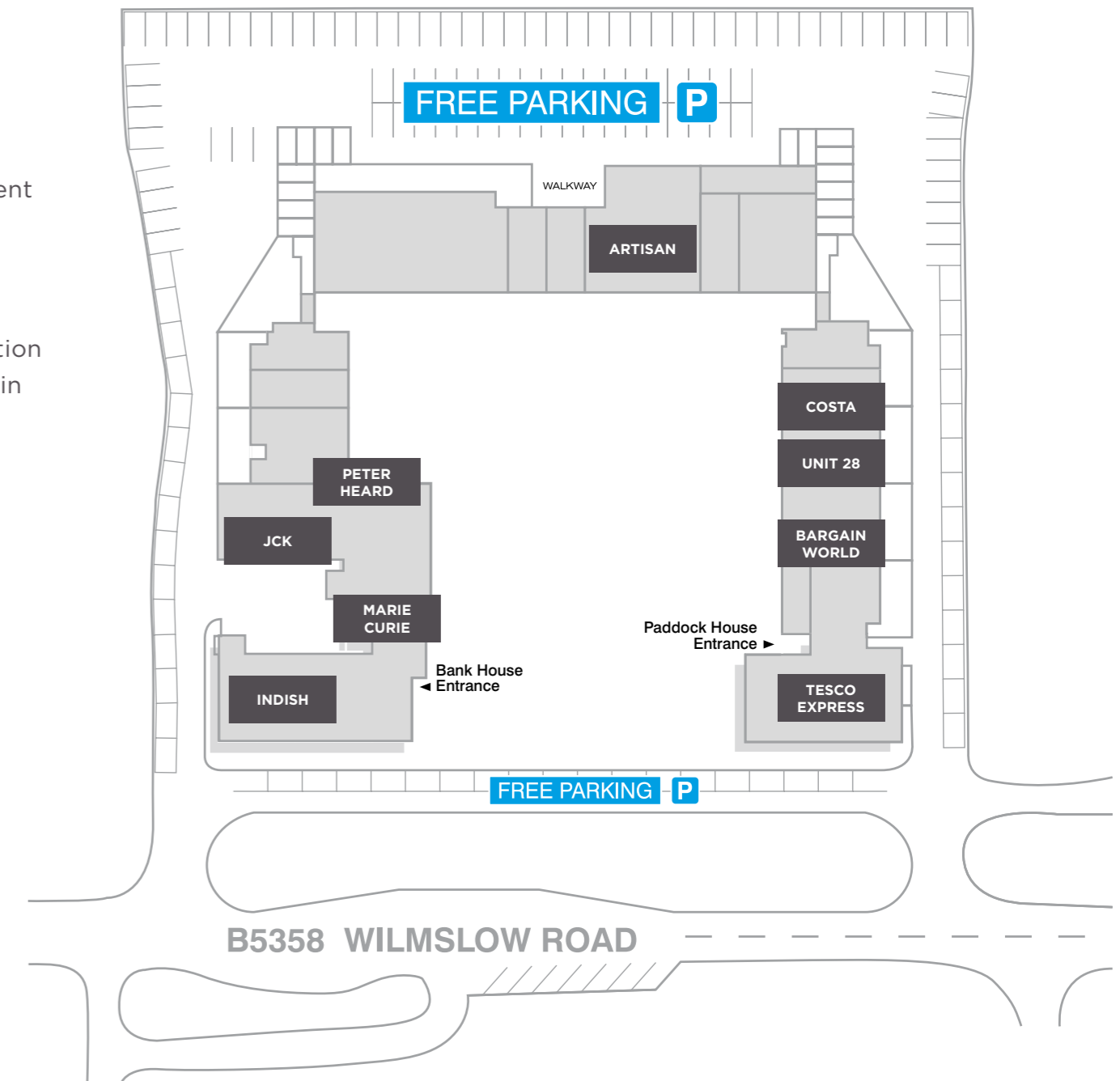
The Paddock is positioned in the centre of Handforth and offers a variety of retail units and office suites. Conveniently located within a thriving commercial environment, The Paddock provides the ideal location for any business.

RETAIL

The Paddock is a mixed-use development which includes Tesco Express, Costa Coffee, a dentist and local Bakery.

As well as having neighbouring high street brands, it is in a great retail location with the busy passing traffic on the main thoroughfare of Wilmslow Road.

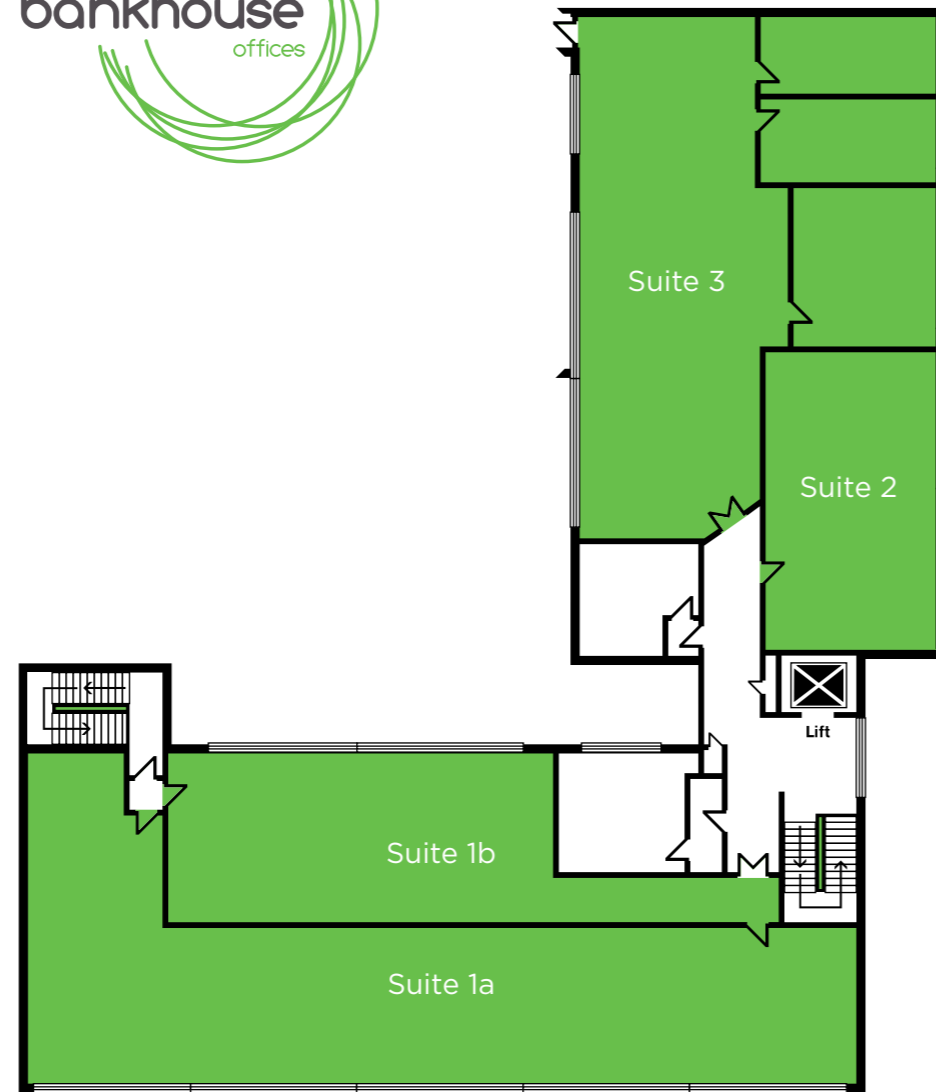
- Wide range of availability
- Free parking for over 100 cars
- Easy delivery access
- 24 hour CCTV
- Train station nearby
- Close to the M56, M60 and A555 and A34 Bypasses
- Ideal location for developing your business



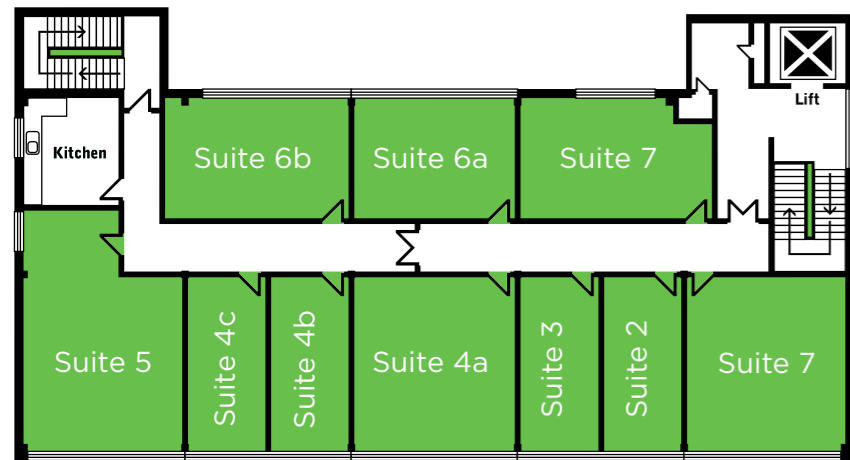
OFFICE SUITES AVAILABLE TO LET ON ALL-INCLUSIVE ANNUAL RENTALS

Bank House and Paddock House provide a variety of affordable space to let on flexible terms in an accessible and popular destination.

They are finished to a high specification and are within walking distance of Handforth station and on-site local amenities.



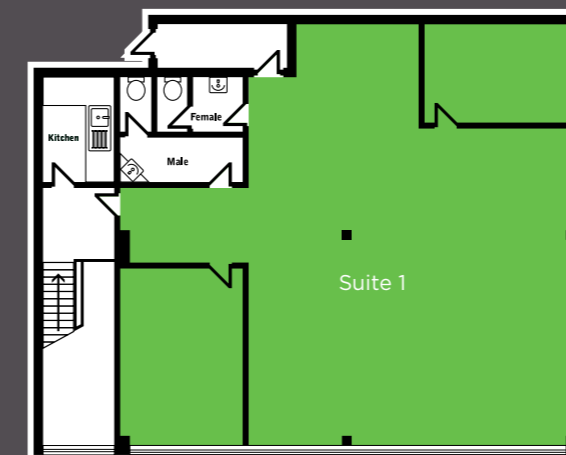
FIRST FLOOR



SECOND FLOOR

Competitively priced accommodation with high quality specification including:

- Modern open plan accommodation
- Ample car parking
- Shared kitchen facilities
- Passenger lift
- 24 Hour monitored access
- Suspended ceilings incorporating modular recessed lighting
- Fitted carpets throughout
- All-inclusive annual rentals
- Flexible lease terms
- Fitted window blinds
- Building manager
- Heated by perimeter radiators



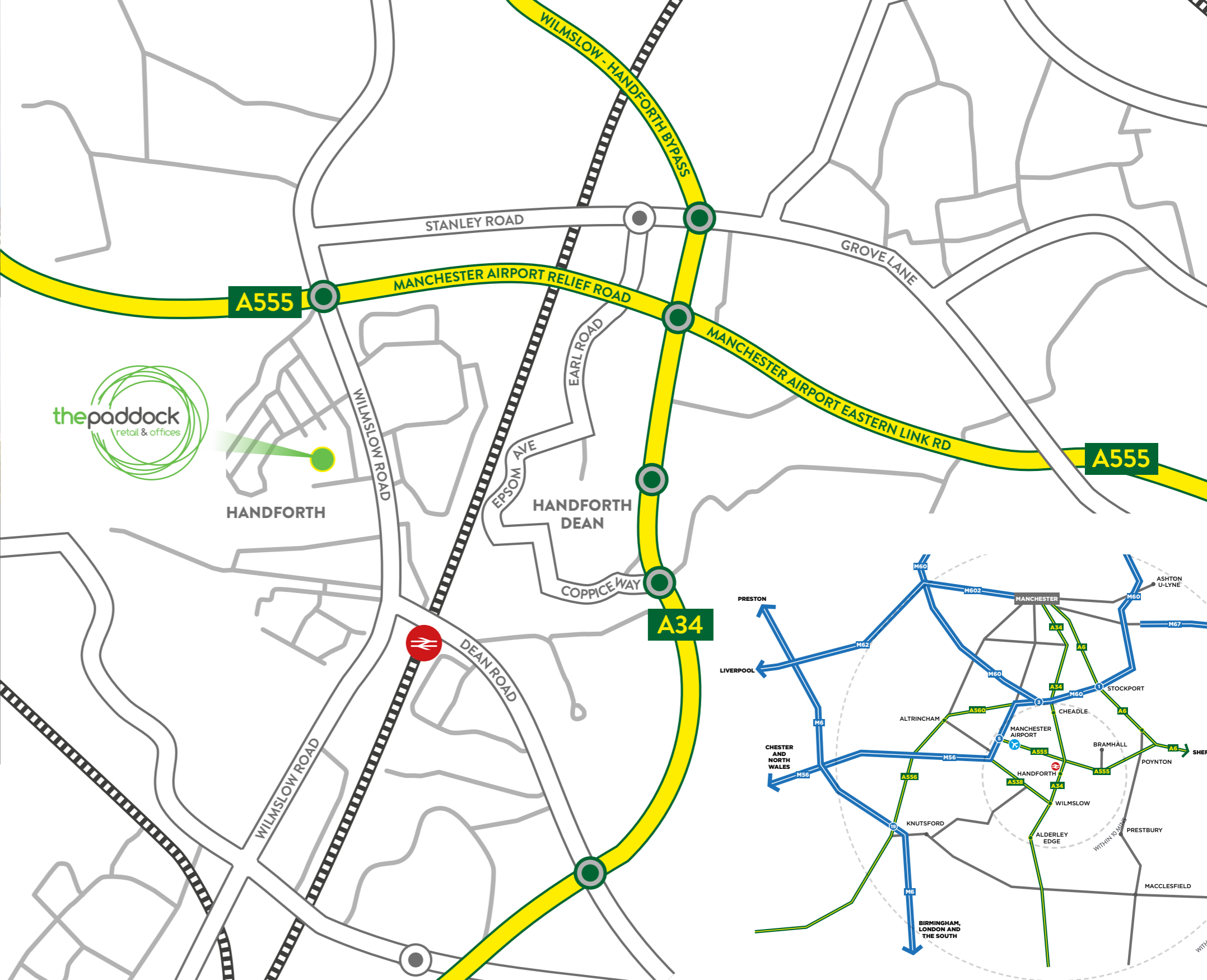
FIRST FLOOR



BANK HOUSE

PADDOCK HOUSE





The Paddock is situated in Handforth which is 10 minutes from Wilmslow, Bramhall and Cheadle in Cheshire. The Paddock is easily accessible from the A34 and A555 Eastern Link Road, providing businesses in the area with fantastic connectivity across south Manchester. This makes the area ideal for staff recruitment as employees from across the region can easily access by rail and by car.

An ideal location for recruitment with the A34 & A555 Eastern Link Road, in close proximity.

The A555 Eastern Link Road from Handforth to Manchester Airport provides a direct route to both the airport and Junction 5 of the M56 motorway. The additional extension to Bramhall, Hazel Grove and the A6 further enhances the accessibility of The Paddock.

The Paddock provides you with fantastic connectivity across South Manchester.

The nearby town of Wilmslow offers a direct and regular service to London Euston taking around 2 hours. Handforth railway station is a short walk away and provides direct and frequent connections to Stockport, Manchester and Crewe.



- **Cheadle Hulme** - 4 minutes
- **Wilmslow** - 4 minutes
- **Alderley Edge** - 7 minutes
- **Stockport** - 9 minutes
- **Manchester Picadilly** - 29 minutes
- **Crewe** - 33 minutes



Approximate drive times from The Paddock:

WILMSLOW
9
MINS

MANCHESTER AIRPORT
10
MINS

STOCKPORT
16
MINS

M6 (VIA A555)
18
MINS

MACCLESFIELD
25
MINS

MANCHESTER CITY CENTRE
30
MINS



HANDFORTH SK9 3HQ

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