

Ladson House, Earl Road Cheadle Hulme, SK8 6QL



“ High spec offices,  
with glazed meeting rooms ”

**FOR SALE**  
**MODERN OFFICE SPACE**  
**WITH CAR PARKING**  
**3,687 SQ FT NIA**

t: 01625 800 066  
t: 01565 260 000

## LOCATION

Oak Green is an office development conveniently located in Cheadle off Earl Road on the Stanley Green Business Park just off the A34, Cheadle.

The motorway network (M60/M56) and Manchester International Airport are within 10 minutes drive and Manchester City Centre is approximately 10 miles to the North.

## DESCRIPTION & SPECIFICATION

Ground and first floor open plan office with glazed partitioned meeting rooms.

- Suspended ceiling
- Recessed lighting
- Carpeted floors to all office areas
- Fully accessed raised floors
- Ability to retro-fit air conditioning
- DDA compliant
- Car parking
- Secure business park
- Kitchen

## FLOOR AREA

Ground floor 1,625 sq ft  
First Floor 1,625 sq ft

### Total:

3,687 sq ft NIA  
3,815 sq ft GIA

## PRICE

£650,000 + Vat

## RATES

Rateable Value £34,700

## CAR PARKING

10 car parking spaces are available with the office.

## TENURE

The property is held on a long leasehold basis.

## VAT

All prices and outgoings are liable for VAT.

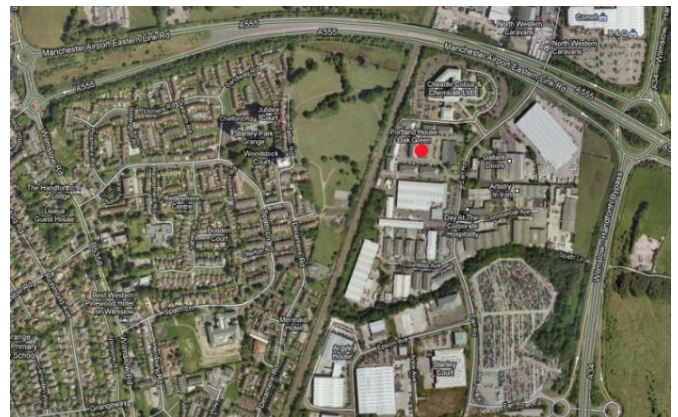
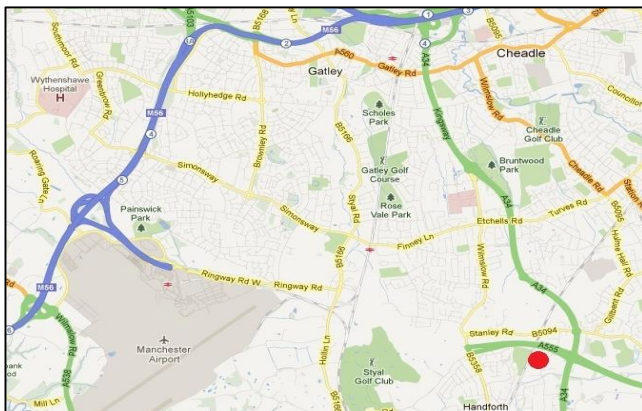
## VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at [sg@willsill.co.uk](mailto:sg@willsill.co.uk)

## EPC

Available on request

**Subject to Contract  
November 2020**



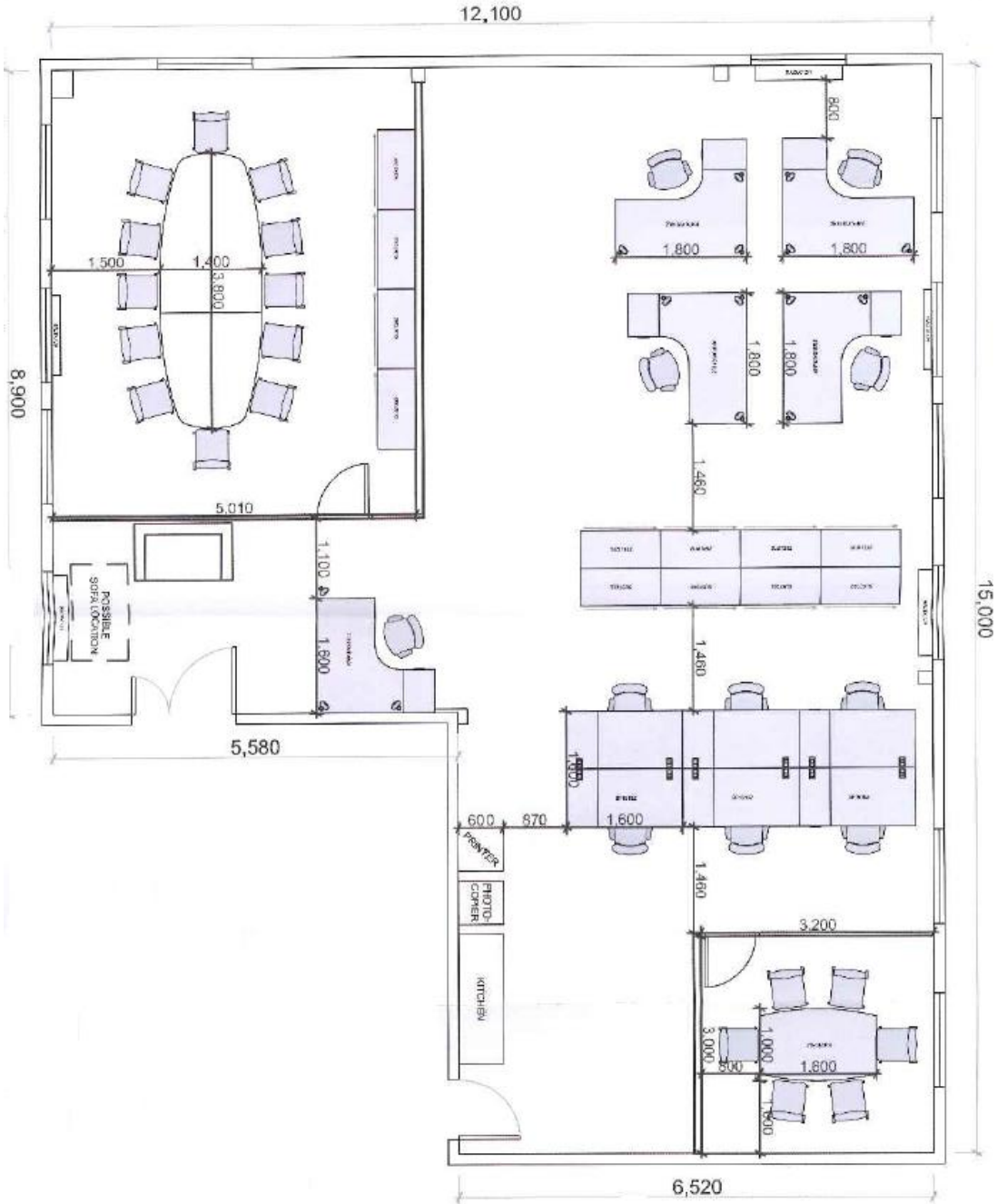
### Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

**t: 01625 800 066**

**t: 01565 260 000**

## INDICATIVE FLOOR PLAN



### Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

**t: 01625 800 066**

**t: 01565 260 000**