

# Stanley Green

TRADING ESTATE

DUKE AVENUE, CHEADLE HULME,  
CHEADLE, STOCKPORT SK8 6RX

**Unit 8c To Let**  
**3,978 SQ FT (370 SQ M)**

AVAILABLE NOW

BREEAM<sup>®</sup>  
Excellent<sup>™</sup>

A  
EPC A+

A  
Prominent  
to A555

CO<sub>2</sub>  
Net Zero  
Operational  
Carbon

Established  
Location

[www.stanleygreentradingestate.co.uk](http://www.stanleygreentradingestate.co.uk)

# Welcome To Stanley Green Trading Estate



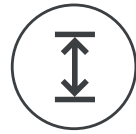
## Drive Times

Location	Distance (Miles)	Drive Time (Mins)
Wilmslow	3.4	8
M60	3.3	9
M56	3.8	9
Manchester Airport	3.8	9
Stockport Town Centre	4.8	16
Manchester City Centre	10	29

# High Specification



First floor fitted offices



6.5m eaves height



EV charging points



PV power supply to reduce operating costs



37.5kN/sq m floor loading



Electric level access loading doors



3 phase power supply



4 dedicated parking spaces

FLOOR	SQ FT	SQ M
GROUND	2,916	271
FIRST	1,062	99
TOTAL	3,978	370



# Further Information

## Location

Stanley Green Trading Estate is located in Cheadle, one of South Manchester's most affluent and desirable suburbs.

Stanley Green Trading Estate is just off the A34 bypass, which provides a direct route to Manchester and the M60 motorway connecting the suburbs of Wilmslow and Alderley Edge to the South. Surrounding the estate are a number of trade, retail and leisure amenities, with more just a short drive away.

Connectivity to Manchester Airport has been greatly enhanced with the completion of the A555 Airport Relief Road, connecting the A6 at Hazel Grove in the East through to Manchester Airport and the M56 motorway to the West.

## Terms

The unit is available to let on terms to be agreed.

## EPC

The property has an EPC rating of A+ (-2) and is Net Zero CO2.

## Estate Charge

The occupier will pay an estates charge for the upkeep and maintenance of the estate.

## Rateable Value

The property has a rateable value of £39,250.

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.

## Viewing

For more information, please contact the agents:



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Indicative image



Indicative image

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