STANLEY GREEN BUSINESS PARK



UNIT E8
Business Unit

15,833 SQ. FT.
(1,471 SQ. M.)

Countess Avenue, Cheadle Hulme, Cheadle SK8 6QS

Located in the cul-de-sac corner of Countess Avenue, right in the heart of the thriving Stanley Green Business Park, E8 is a substantial business unit.

Comprising of a high-quality warehouse, office space with 2 x loading roller shutter access door.

Its prime location offers excellent access to major transport routes, with the A34, M60, and A555 all nearby, and Manchester Airport just 3 miles away.

The accommodation provides the following:

- Extensive yard area with parking bays
- 2 x loading doors
- Front office area with separate entrance
- Enclosed yard area secured by gates and perimeter fencing
- Separate front parking area
- Eaves Height: 4.7m
- Roof Apex Height: 6.96m
- 500kVA power capacity

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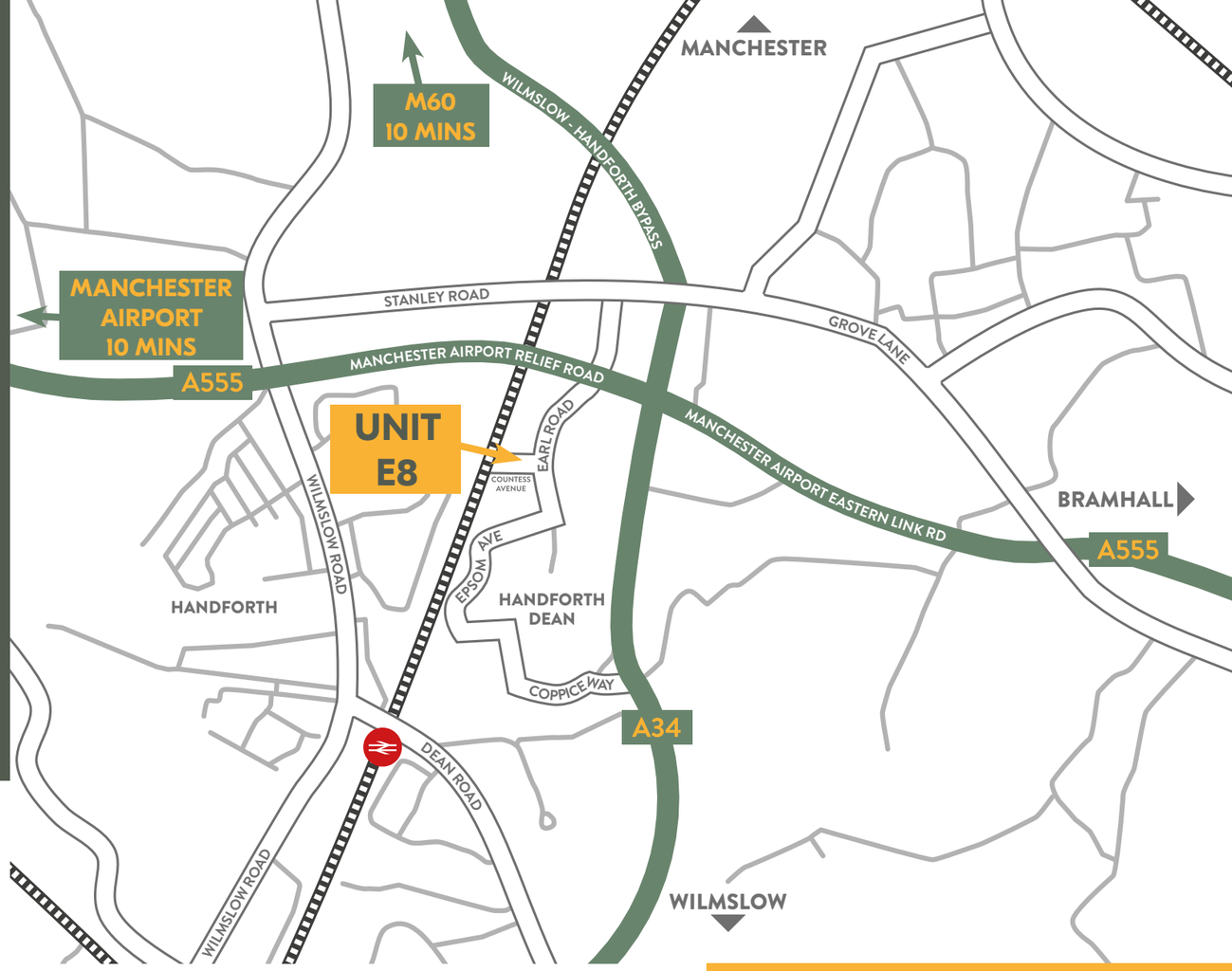

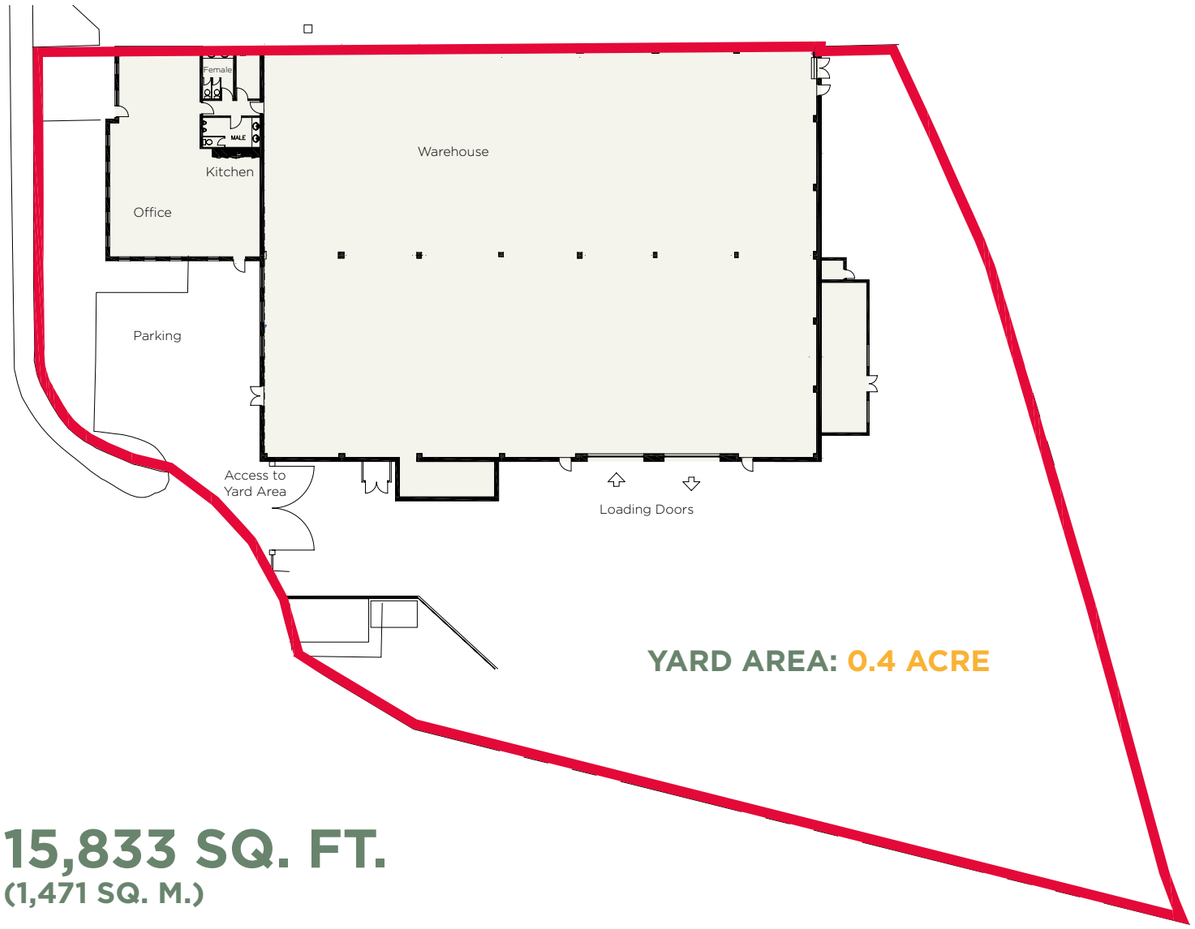

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TRAVEL & COMMUTING

Stanley Green is superbly located in Cheadle, a desirable suburb just 8 miles south of Manchester city centre and 4 miles from Stockport.

The unit benefits from excellent transport connectivity, situated just minutes from the A34, providing direct access to Manchester and the M60 motorway network.

The A555 airport link road is also close by, placing Manchester Airport just 3 miles away. The area enjoys strong retail synergy, with Handforth Dean Retail Park—home to Tesco, M&S, JD, Next, Boots and Pets at Home—situated nearby.

At the other end of Stanley Green, tenants benefit from neighbouring brands such as TK Maxx, Homesense, Costa, B&Q and Halfords, enhancing the appeal and accessibility of this established business destination.

WALKING:

Handforth Dean Retail Park	6 mins
Stanley Green Retail Park	9 mins
The Gym Group	10 mins
Total Fitness	20 mins
Handforth Train Station	20 mins

DRIVE TIMES:

Handforth Train Station	6 mins
Cheadle Hulme Train Station	6 mins
Manchester Airport	10 mins
Stockport	15 mins
Manchester City Centre	25 mins

MOTORWAY DRIVE TIMES:

A555	2 min
A34	2 min
M56	10 mins
M60	10 mins
M6	20 mins

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