



STANLEY GREEN BUSINESS PARK



UNIT E1
Business Unit

5,920 SQ.FT.
(550 SQ.M.)

Earl Rd, Cheadle Hulme, Handforth, Cheadle SK8 6QL

Situated in a prominent corner position at the junction of Earl Road and Countess Avenue within the well-established Stanley Green Business Park, Unit E1 offers 5,920 SQ.FT. of newly refurbished space.

The property comprises high-quality warehouse accommodation with integrated office space, its own dedicated yard area, and ample on-site parking.

Ideally suited for trade counter use, the unit benefits from excellent accessibility.

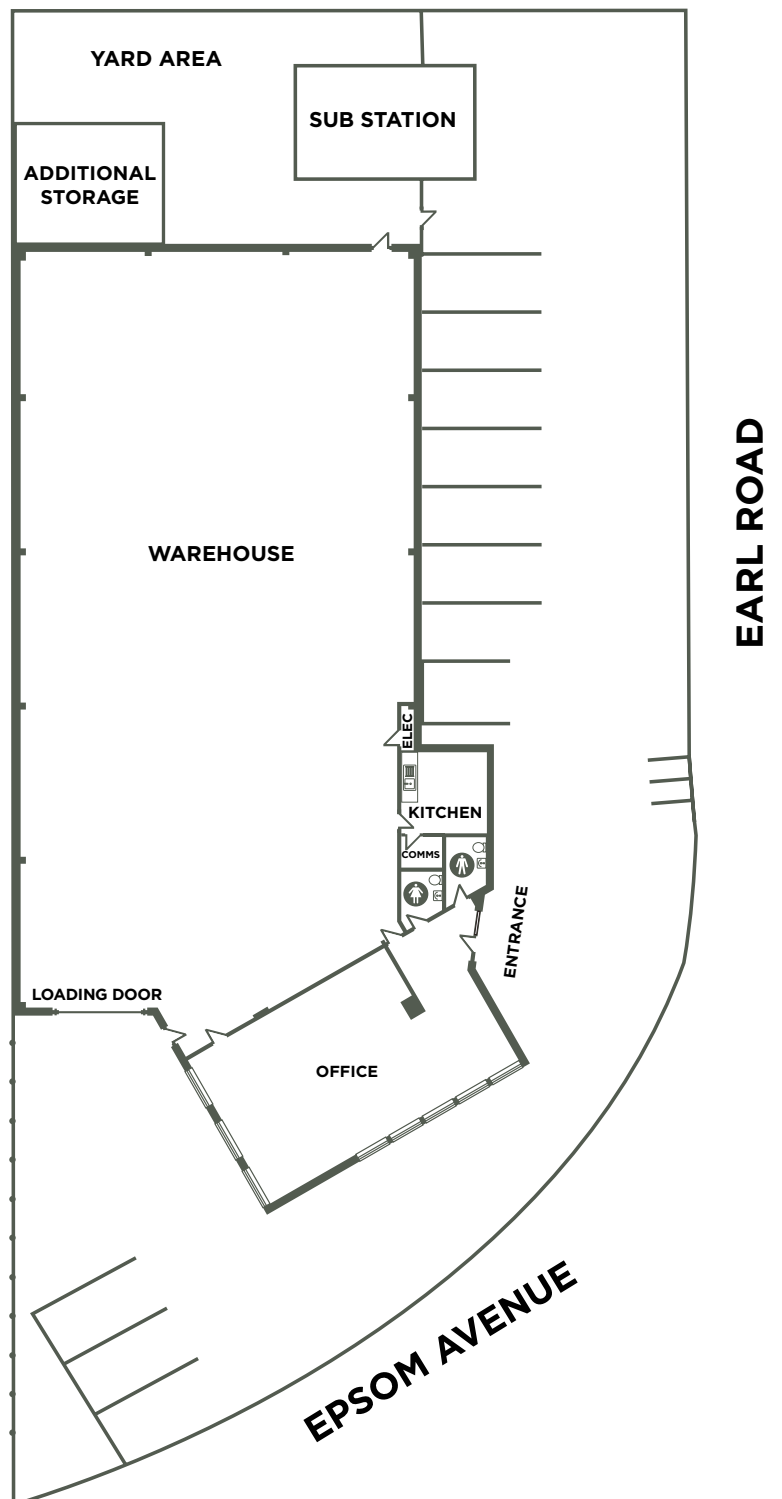
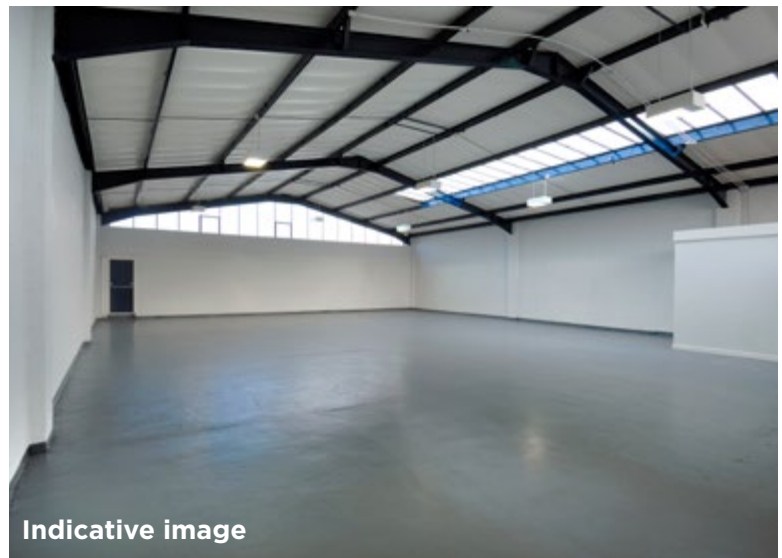
Stanley Green is a thriving mixed-use development home to a diverse range of retail, trade, industrial, and office occupiers, making Unit E1 a prime opportunity for businesses seeking a strategic and high-profile location.

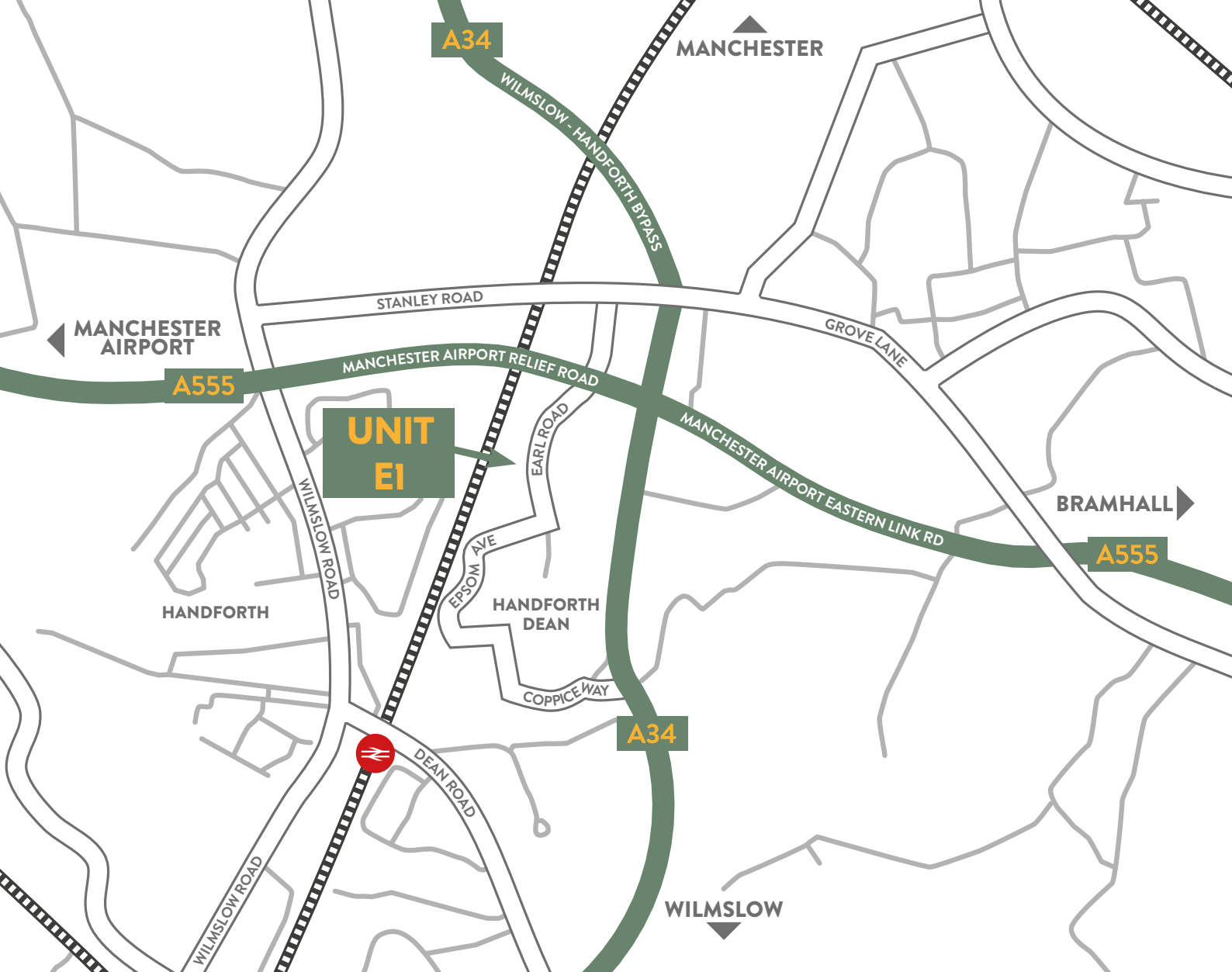
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The accommodation provides the following:

- New Roof 2024
- Refurbished
- Maximum height to ridge 20 ft approx (6 m approx)
- Eaves height 13 ft approx (4 m approx)
- Loading access door
- Front and side yard areas
- 3 phase power supply
- Male and female WC
- Additional outbuilding





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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