



Unit 5,

Ashbrook Office Park, Longstone Road, Heald Green, M22 5LB

**Unit 5 Ashbrook Office Park
offers 4,511 sq ft of fully
refurbished, high-spec self-
contained office.**

4,511 sq ft
(419.09 sq m)

- Air conditioning
- LED lighting
- Raised access floors
- High-quality glazed meeting rooms
- Modern kitchen and breakout areas
- Passenger lift for full DDA compliance
- 16 parking spaces

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Summary

Available Size	4,511 sq ft
Rent	£16 per sq ft
Rates Payable	£7.44 per sq ft
Rateable Value	£60,500
EPC Rating	C (63)

Description

We are delighted to offer a rare opportunity to acquire or lease a high-spec, self-contained 4,511 sq ft office building within the well-established Ashbrook Office Park, just 2 miles from Manchester Airport. This prominent property enjoys excellent transport connectivity, with direct access to the M56 and M60 motorways, and is conveniently located near Heald Green and Cheadle Royal, home to major retailers such as John Lewis, Sainsbury’s, and David Lloyd Fitness. On-site amenities at Ashbrook include a gym and pub, supporting a well-rounded business environment. The available suite is located on the ground floor of Unit 5 and is ideal for teams of 15–30 staff, offering flexible terms to meet modern business needs. The building has recently undergone a comprehensive refurbishment, delivering high-quality, open-plan office accommodation with excellent natural light throughout. While currently fitted out as office space, the building offers potential for alternative uses, including medical or other commercial uses, subject to planning. This is a unique opportunity to secure a fully refurbished, self-contained workspace in a strategically connected location, available either to let or for sale.

Location

Ashbrook Office Park is strategically located just 2 miles from Manchester Airport, within the well-established business hub of Styal Road, Heald Green. The Park benefits from excellent regional connectivity, with easy access to the M56 and M60 motorways, and is well-served by public transport links. The location offers proximity to several affluent neighbouring areas including Wilmslow, Didsbury, and Altrincham, all of which provide a wide range of high-quality retail, dining, and leisure amenities. Just a mile away, Cheadle Royal features major brands such as John Lewis, Sainsbury’s, and David Lloyd Fitness, adding further convenience for staff and visitors. On-site amenities at Ashbrook include a gym and a pub, offering occupiers added lifestyle benefits within walking distance of their workspace.

Accommodation

The accommodation comprises the following areas:

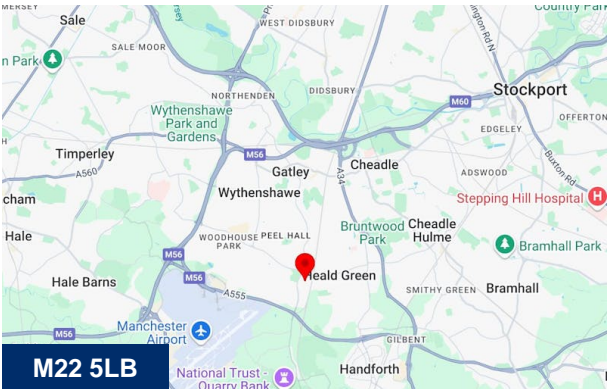
Name	sq ft	sq m	Availability
Building - Ground and 1st	4,511	419.09	Available
Total	4,511	419.09	

Viewings

Strictly by appointment only with joint agents Hallams Property Consultants and Canning O’Neil

Terms

The premises are available by way pf a new lease for a term of years to be negotiated, alternatively a sale of the long leasehold interest may be considered.



Viewing & Further Information



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