



Ground Floor - Unit 6 Ashbrook Office Park

Longstone Road, Heald Green, Manchester, M22 5LB

TO LET - Ground Floor Office Premises With Parking

1,765 sq ft
(163.97 sq m)

- Great Location
- Newly Refurbished
- 6 Parking Spaces Included
- Air-Conditioning
- Ample Natural Light
- DDA Compliant

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Summary

Available Size	1,765 sq ft
Rent	£14 per sq ft
Rates Payable	£6.55 per sq ft
Rateable Value	£26,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a newly refurbished 1,765 sq ft ground floor office suite within the established Ashbrook Office Park. The accommodation offers a predominantly open-plan layout, complemented by three private offices and two boardrooms, providing a flexible working environment suitable for office, medical or treatment uses, subject to any necessary consents.

The premises have been refurbished throughout, including new flooring and a newly fitted kitchenette, and benefits from excellent natural light, air conditioning and LED lighting. Private WC facilities and six on-site parking spaces further enhance the accommodation.

DDA compliant and ready for occupation, the property provides modern, well-presented accommodation with a practical layout combining open-plan workspace with dedicated areas for meetings, private consultations or treatment rooms.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,765	163.97	Available
Total	1,765	163.97	

Location

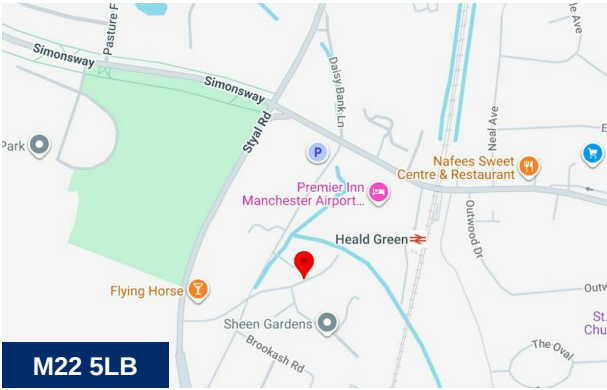
Ashbrook Office Park is strategically located just 2 miles from Manchester Airport, within the well-established business hub of Styal Road, Heald Green. The Park benefits from excellent regional connectivity, with easy access to the M56 and M60 motorways, and is well-served by public transport links. 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.

Viewings

Strictly appointment only with sole agents HALLAMS.

Terms

The premises are available by way of a new lease for a term of years to be negotiated.



Viewing & Further Information



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