

Oak Green House, Oak Green Business Park, Earl Road, Cheadle Hulme, SK8 6QL



“ Superb new offices with excellent parking ratio ”

**TO LET**  
**GROUND FLOOR OFFICE SPACE**  
**WITH CAR PARKING**  
**1,097 SQ FT**

t: 01625 800 066  
t: 01565 260 000

## LOCATION

Oak Green is an office development conveniently located in Cheadle off Earl Road on the Stanley Green Business Park just off the A34, Cheadle.

The motorway network (M60/M56) and Manchester International Airport are within 10 minutes drive and Manchester City Centre is approximately 10 miles to the North.

## DESCRIPTION & SPECIFICATION

A two storey self contained office building finished to a high standard.

- Suspended ceiling
- Recessed lighting
- Carpeted floors to all office areas
- Fully accessed raised floors
- Ability to retro-fit air conditioning
- DDA compliant
- Shower facilities
- Car parking
- Secure business park

## FLOOR AREA

Ground floor, Suite 1: 1,097 sq ft

## RENT

£12.50 per sq ft exclusive.  
£13,712.50 per annum

## RATES\*\*

Rateable value £11,250  
\*\*SMALL BUSINESS RATES  
RELIEF MAY APPLY

## SERVICE CHARGE

£3.74 per sq ft  
£4,102.78 per annum

## ESTATE CHARGE

TBC

## CAR PARKING

5 car parking spaces available at a cost of £350 per space per year.

## LEASE

The accommodation is available by way of a new affective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

## INSURANCE

Insurance is included in the service charge,

## VAT

All prices and outgoings are liable for VAT.

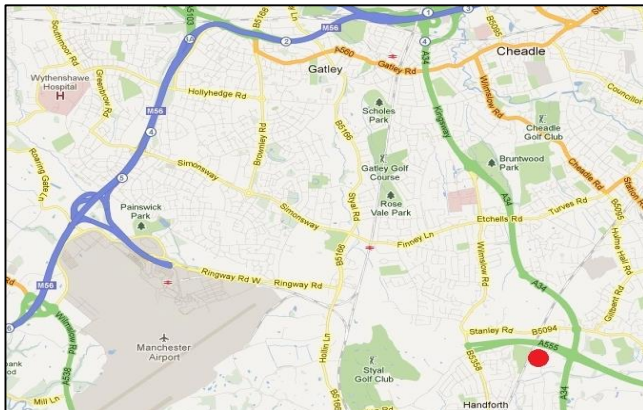
## VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** / **01565 260000** or contact Simon Gardner at [sg@willsill.co.uk](mailto:sg@willsill.co.uk)

## EPC

Available on request

**Subject to Contract**  
**March 2020**



### Important Notice

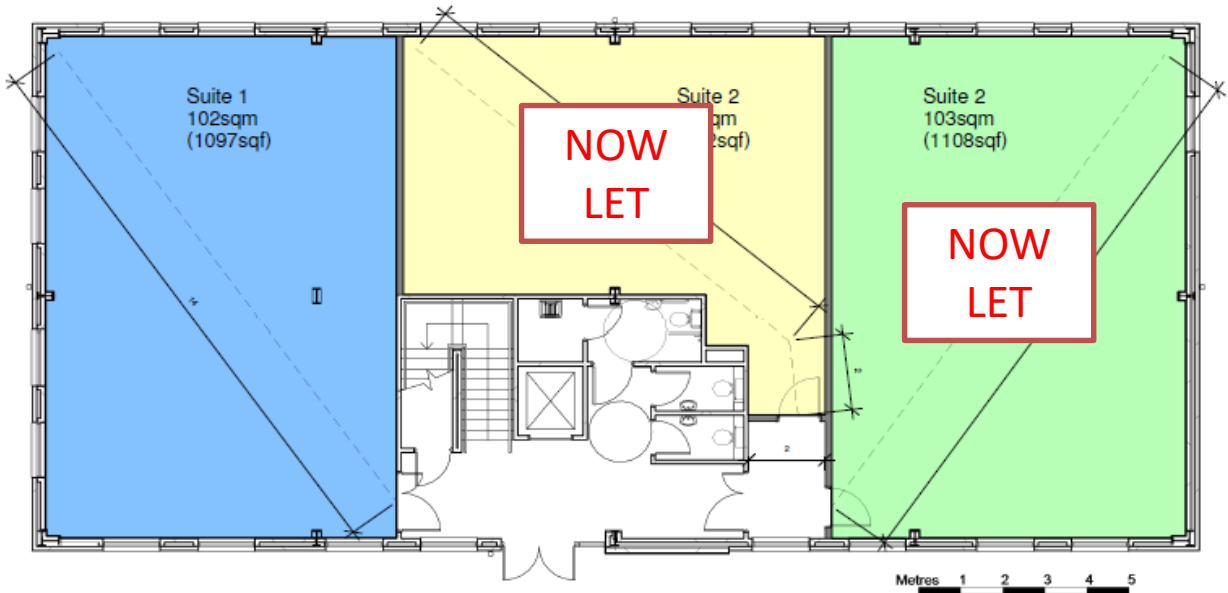
Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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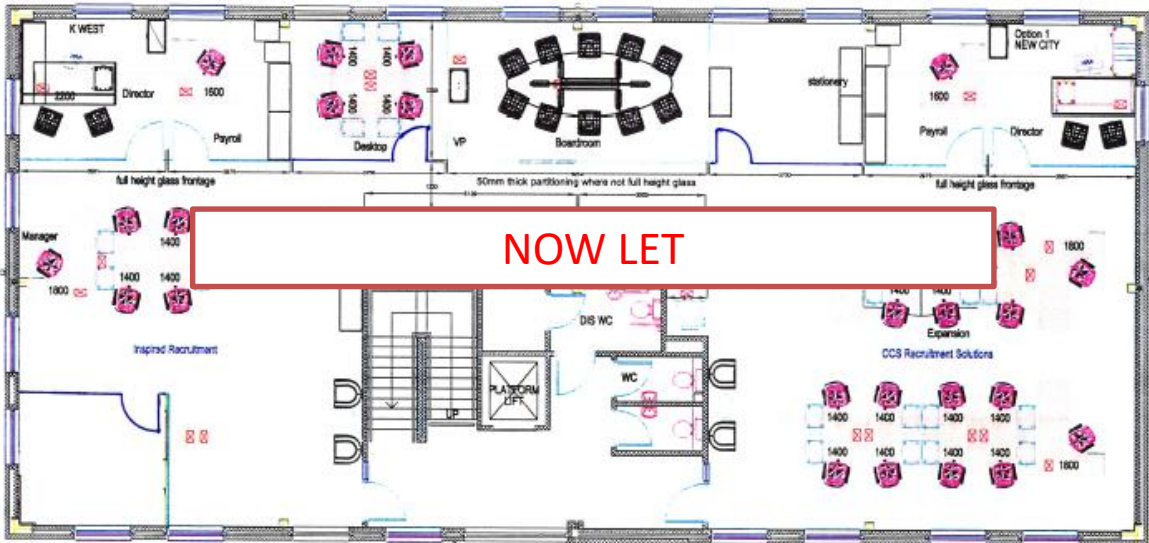
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## FLOOR PLANS

Ground floor



First floor showing the layout of the fit out.



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