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METROPOLITAN HOUSE

STATION ROAD, CHEADLE HULME, **CHESHIRE SK8 7AZ**

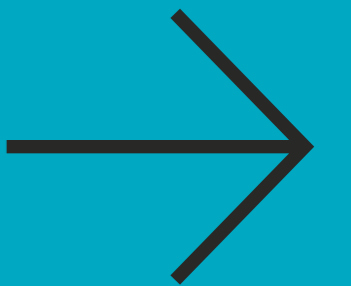
A METAMORPHOSIS IS UNDERWAY

METROPOLITAN HOUSE

FULLY REFURBISHED
CONTEMPORARY OFFICE SUITES

FROM 750 SQ FT TO 3,355 SQ FT

• FULL REFURBISHMENT PROGRAMME SCHEDULED FOR COMPLETION 2018 • EXCELLENT LOCAL AMENITIES • FLEXIBLE FLOORPLATES • VALUE FOR MONEY





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- HOME
- DESCRIPTION
- LOCATION
- AMENITIES
- AERIAL
- ACCOMMODATION
- AVAILABILITY
- GALLERY
- CONTACT



A METROPOLITAN TRANSFORMATION

Metropolitan House is a prominent four storey multi-tenanted building situated in the heart of the high profile and popular Cheadle Hulme Village. The property offers suites of various sizes and is due to undergo a programme of extensive refurbishment due for completion spring 2018.

Already a significant landmark within Cheadle Hulme's landscape, Metropolitan House's contemporary new look will provide an enviable work location, with a makeover to compliment any future occupiers requirements. The transformation and flexibility of the accommodation will suit modern business needs.

AN ENVIABLE WORK LOCATION



RE-MODELLED EXTERIOR

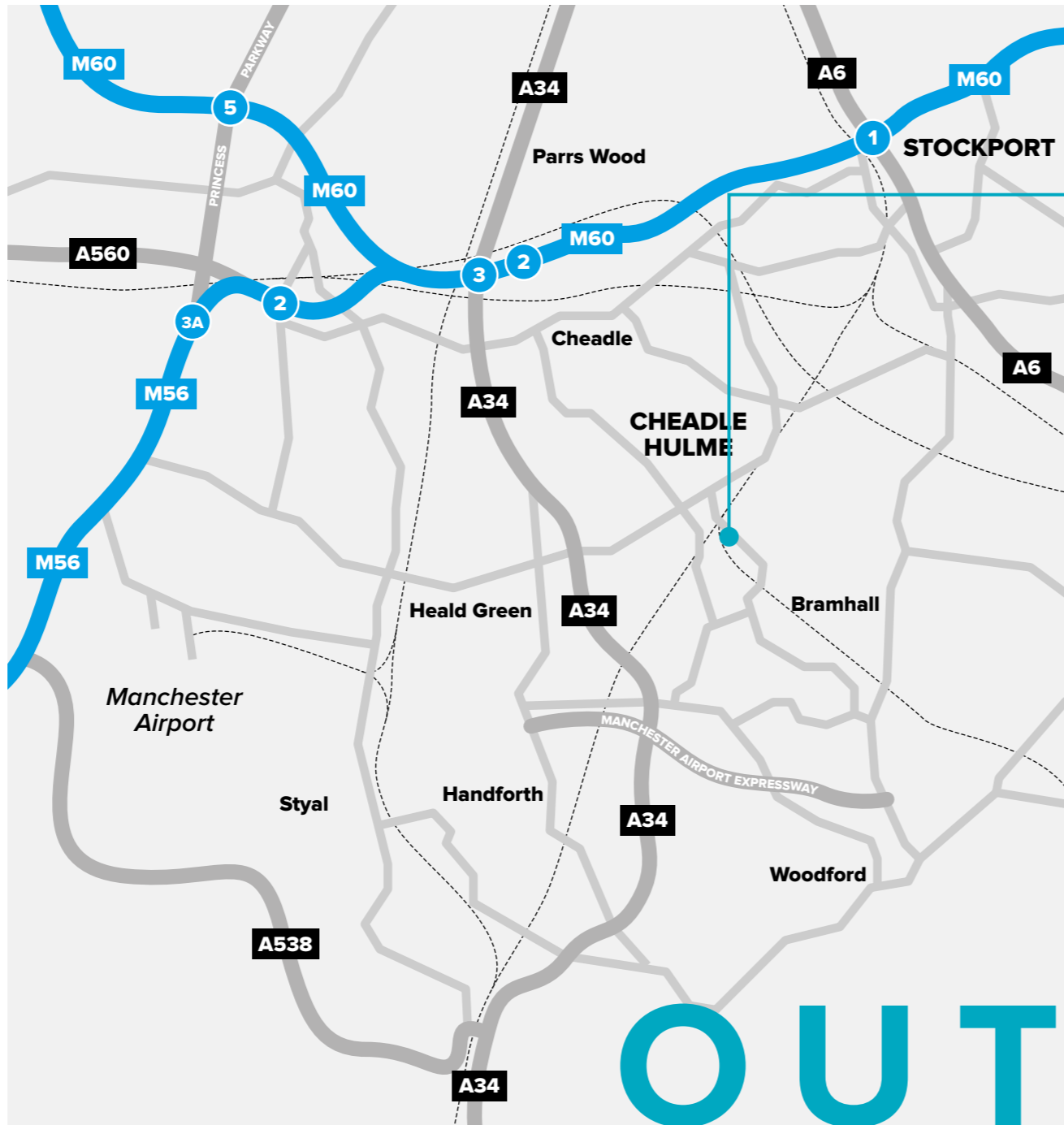
PROPOSED NEW RECEPTION AREA



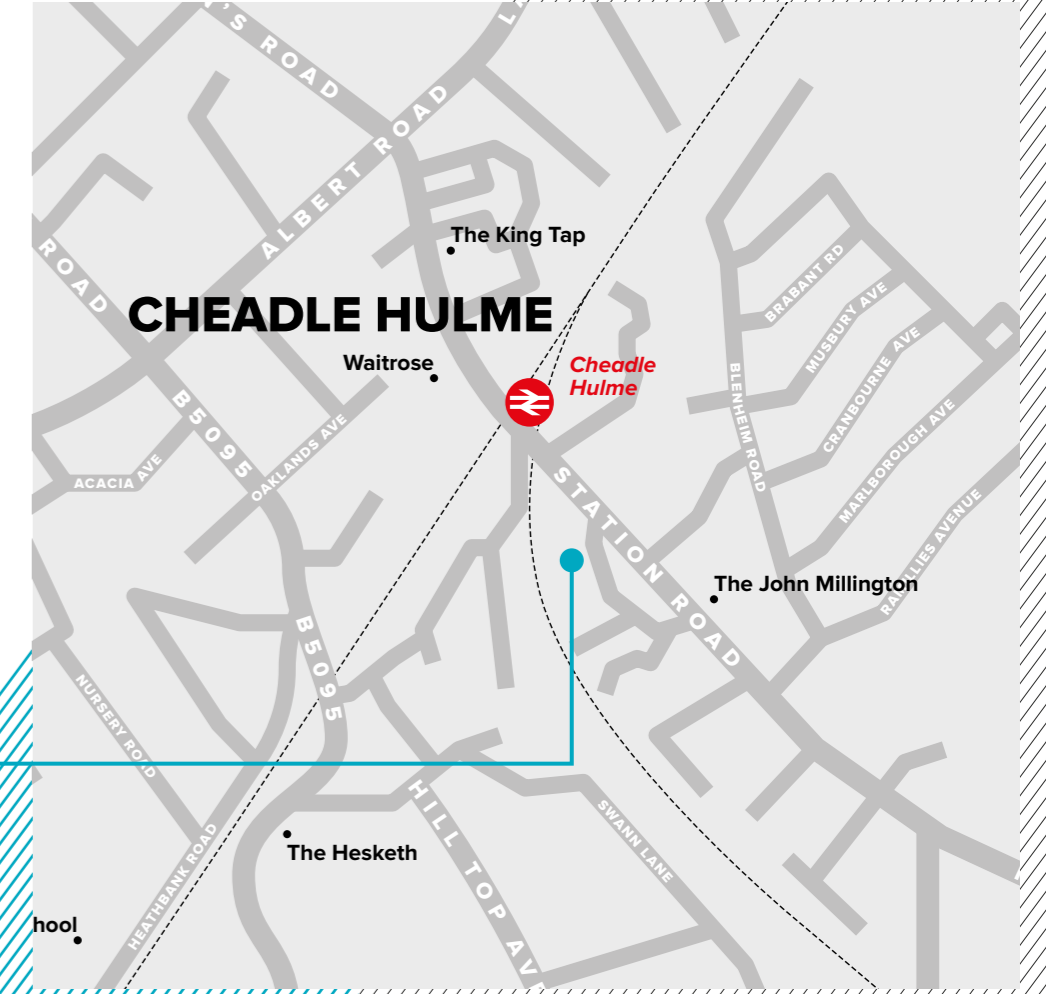


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A BUSY AND THRIVING SUBURB



The building lies in the centre of Cheadle Hulme, Cheshire which is a busy and thriving suburb of Stockport and Manchester. Cheadle Hulme station is a short walk away with regular services to Stockport, Manchester, Stoke, Crewe and Macclesfield. In addition to rail travel Cheadle Hulme is well serviced by regular bus services.

The M56 and Manchester Airport are both a 10 minute drive away with the A34 bypass only a 5 minute drive away providing excellent links to nearby localities, the M60 motorway orbital loop and the wider regional motorway network. Manchester City centre can be found 9 miles to the north.

OUTSTANDING LOCATION

SUPERB AMENITIES

A VARIETY OF RETAIL AND LEISURE FACILITIES



Cheadle Hulme has a wide variety of amenities available with retail and leisure facilities well provided. Waitrose, Asda and Tesco Express can be found within a short walk of Metropolitan House, along with eateries, bars and coffee bars such as Gusto, Platform 5, The John Millington, Costa Coffee and Subway.

Larger retail parks can be found within a 10 minute drive at Stanley Green and Handford Dean that include B&Q, Halfords, TK Maxx, Marks & Spencer, and Sainsburys. Also within a 10 minute drive gym facilities can be found at Total Fitness and David Lloyd Leisure.



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- 1 RBS
- 2 Rainbow 88 Chinese Restaurant
- 3 Subway
- 4 Asda
- 5 Costa
- 6 Pharmacy
- 7 BetFred
- 8 Whittakers fish and Chips
- 9 Kings Hall pub
- 10 La casetta Restaurant
- 11 D'Agostino Trattoria
- 12 Garam Masala
- 13 Waitrose
- 14 Istanbul Grill
- 15 Waterhouse Food Market
- 16 Chivenors Tap
- 17 Platform 5 Pub restaurant
- 18 Post Office
- 19 Pizza Hut
- 20 Station 22 Meze Bar & Grill
- 21 The Board Café Bar
- 22 Gusto
- 23 Tesco Express
- 24 SK Eight Café
- 25 The John Millington Pub
- 26 Flint's Sandwich Bar



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A BLANK CANVAS



Suites are available from 750 sq ft to 3,355 sq ft with an excellent car parking ratio. The property is due to undergo extensive refurbishment and the specification will include:

- LED pendant Lighting
- Comfort cooling available
- Flexible floor plates
- Perimeter trunking and Cat II lighting.
- Communal Kitchen
- Meeting rooms available on the ground floor



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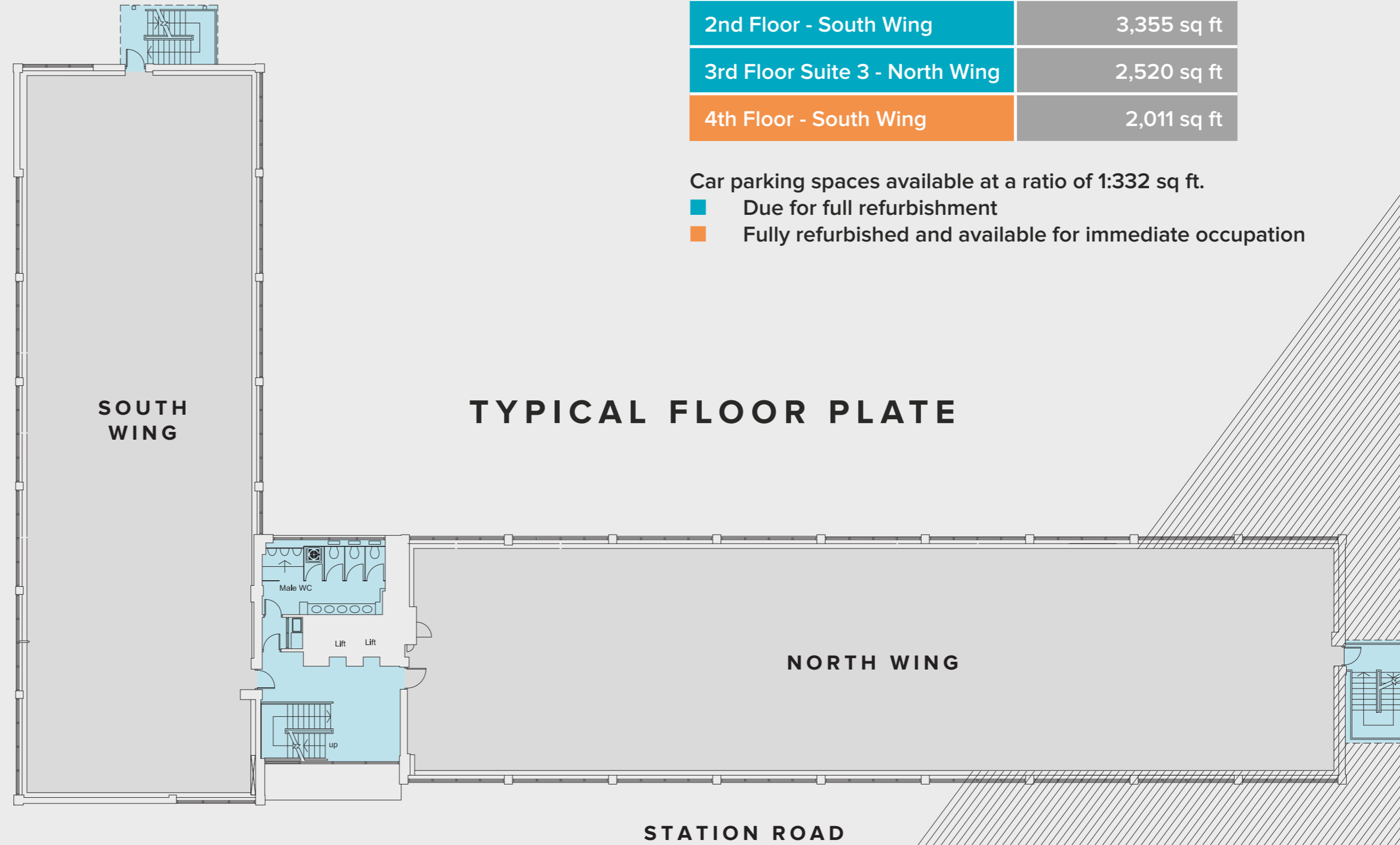
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AVAILABILITY

Ground Floor - North Wing	750 sq ft
2nd Floor - South Wing	3,355 sq ft
3rd Floor Suite 3 - North Wing	2,520 sq ft
4th Floor - South Wing	2,011 sq ft

Car parking spaces available at a ratio of 1:332 sq ft.

- Due for full refurbishment
- Fully refurbished and available for immediate occupation



TYPICAL FLOOR PLATE



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CONTACT

Viewing arrangements - contact either of the joint letting agents.

Michael Blackshaw
MBRE
E: mb@mbre.space
T: 0161 850 1111

Charlie Williams
Williams Sillitoe
E: cw@williamscomm.co.uk
T: 01625 800 066

James Dickinson
Canning O'Neil
E: james@canningoneill.com
T: 0161 244 5500

MBRE
0161 850 1111
www.mbre.space

Williams Sillitoe
01625 800 066
willsill.co.uk

CANNING O'NEILL
canningoneill.com
0161 244 5500

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