



# STANLEY GREEN BUSINESS PARK



**UNIT D7**  
Business Unit

**3,239 SQ.FT.**

Commercial Avenue, Cheadle Hulme, Cheadle SK8 6QL

**D7** is a warehouse unit comprising 3,239 sq ft with exclusive yard area, size and location ideal for variety of modern commercial uses.

Unit D7 is located within Stanley Green Business Park, a strategic landmark site 9 miles south of Manchester City Centre, 5 miles south west of Stockport, 2.5 miles east of Manchester Airport and 2 miles north of Wilmslow. The site is part of an established mixed-use development which has attracted a variety of Retail, Trade, Industrial and Office users.



INDICATIVE IMAGES FOLLOWING REFURB

## UNIT D7 3,239 SQ.FT.

The accommodation provides the following:

- Maximum height to ridge 20 ft approx (6.36 m)
- Eaves height 4 metres approx
- Electric loading access door to front elevation
- Secure front yard area to provide ample loading and parking area
- Male, female WC's and kitchen area
- Ideal for a variety of commercial uses
- 3 Phase electric supply
- Roller shutters to personal door and front office areas
- Perimeter ring main

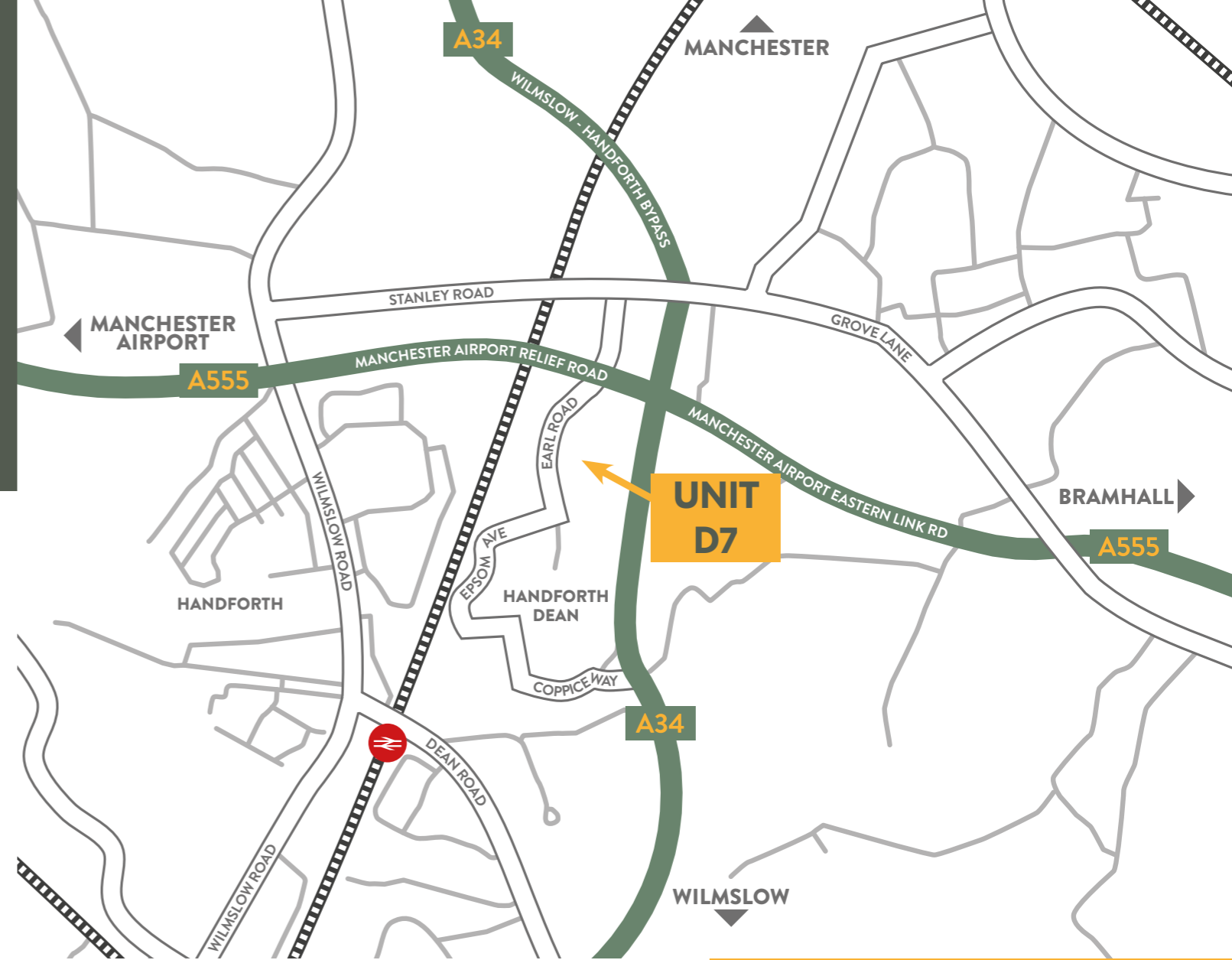
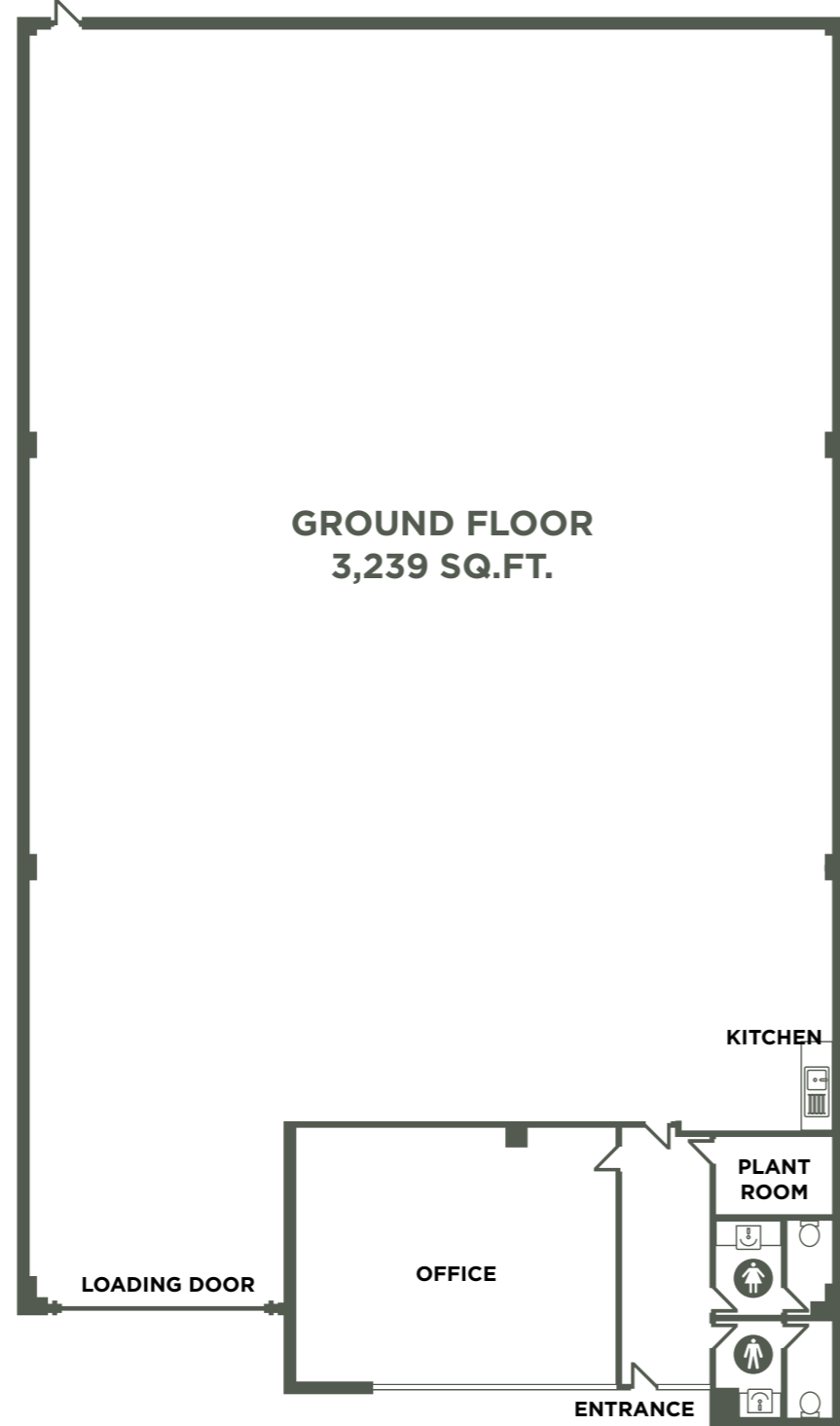


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### GROUND FLOOR 3,239 SQ.FT.



## 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



# STANLEY GREEN BUSINESS PARK

Earl Rd, Cheadle Hulme, Cheadle SK8 6QL

**Orbit**  
Developments

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[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

**B8**

**0161 375 6000**  
[www.b8re.com](http://www.b8re.com)

Images are for illustrative purposes only and may not represent the exact office space available.

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