

SOUTHGATE

ONE



**THE NEXT CHAPTER
STARTS HERE**

SPACE
THAT
INSPIRES



DESCRIPTION

SOUTHGATE 1 is located within a prominent office park between Handforth and Cheadle. Suite 2 offers 1,235 SQ.FT. of space, a refurbished kitchen/breakout area as well as meeting room facilities. High-speed broadband connectivity is available through BT fibre and 4TECH, providing businesses with reliable and cost-effective internet solutions.

On-site car parking is available, with further parking and public transport within the immediate vicinity. There are car parking spaces available with the building, at a ratio of 1:240 sq ft.

PROPERTY FEATURES



24/7 ACCESS



EPC A



8 PERSON PASSENGER LIFT



HIGH SPEED BROADBAND



AVAILABLE FULLY FITTED



AIR CONDITIONING



KITCHEN & BREAKOUT SPACE



LED LIGHTING



SECOND FLOOR SUITE 2 SPACE PLAN

1,235 SQ FT (114 SQ M)

- 18 Desks
- 8 Person Meeting Room
- Informal Seating Area
- Kitchen/Breakout Area



Southgate is a prominent, established business park. Located just off the A555, a few minutes drive from the M56 and A34, Manchester Airport, Handforth and Heald Green along with their respective train stations are all in the immediate surrounds.



Cyclists, runners and walkers all have use of shower and cycle facilities on-site



Handforth and Heald Green railway stations are a mile away



1 minute to the A555, which connects you to the A34, M60 and M56 motorways



Manchester Airport can be reached in less than 5 minutes



THE BREW, HEALD GREEN



EARLAMs, STYAL

LOCAL INDEPENDENT

Restaurants, Cafés, Bars & Retail
within 5 minutes



PETER HERD BAKERY, HEALD GREEN

HIGH STREET CONVENIENCE

Heald Green and Handforth high
streets just 8 minutes away



TESCO EXPRESS, HANDFORTH



COSTA COFFEE, HANDFORTH



CO-OP, HEALD GREEN



THE GRIFFIN PUB, HEALD GREEN



THE SHIP INN, STYAL



THE TATTON ARMS, HEALD GREEN

CHARMING PUBS

Pubs full of character
within 5 minutes



HANDFORTH DEAN RETAIL PARK, HANDFORTH



STANLEY GREEN RETAIL PARK, CHEADLE HULME

MAJOR RETAIL DESTINATIONS

Handforth Dean, Stanley Green
& John Lewis all within a 5
minute drive



JOHN LEWIS, CHEADLE

SOUTHGATE



WILMSLOW ROAD, CHEADLE,
CHESHIRE SK8 3PW

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