



Oak Green

TO LET

3,018 SQ FT - 6,036 SQ FT
32 CAR PARKING SPACES
SELF CONTAINED OFFICE BUILDING



OAK GREEN HOUSE

www.oakgreen.co.uk

OAK GREEN BUSINESS PARK
EARL ROAD
CHEADLE HULME

LOCATION - Oak Green House is within the recently completed first phase of the new Oak Green Business Park on Earl Road, Cheadle Hulme.

- Situated adjacent to the A34 Handforth/Wilmslow bypass
- Junction 3 of the M60 motorway approximately 2 miles away
- Wilmslow Town Centre with its rail and bus links is just 2 miles away
- Manchester Airport is approximately 3 miles from the property
- Within direct access of local amenities such as Stanley Green Retail Park, Marks and Spencer, Tesco and Fitness First

SPECIFICATION - Oak Green House is a two storey self contained office building finished to a high standard.

- Suspended ceiling and recessed lighting
- Carpeted floors to all office areas
- Fully accessed raised floors
- Ability to retro-fit air conditioning
- Shower facility on each floor
- DDA compliant including passenger lift
- CCTV audio security system in operation
- Secure business park environment
- Double glazed windows



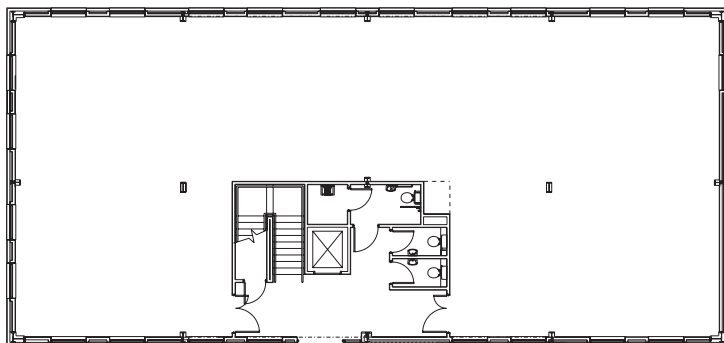
LEASE TERMS - The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed. The ingoing tenant will be responsible for the payment of business rates levied by the local council as well as the service charge payable to the landlord.



ACCOMMODATION - The building is available as a whole or on a floor by floor basis. In accordance with the RICS Code of Measuring Practice 5th Edition, the building has been measured on NIA basis.

Ground Floor:	3,018 sq ft	(280.5 sqm)
First Floor:	3,018 sq ft	(280.5 sqm)
TOTAL	6,036 sq ft	561 sqm

Secure on site car parking is available in front of the premises totalling 32 spaces.



For identification purposes only

Typical floor plan



A New Development By
Seddon
www.seddondevelopments.co.uk

WHR
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