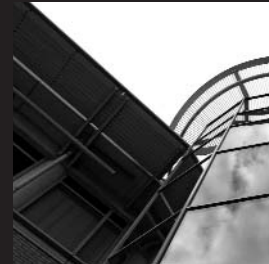


No.1 | L A K E S I D E

LUXURY OFFICE ACCOMMODATION
Cheadle Royal Business Park

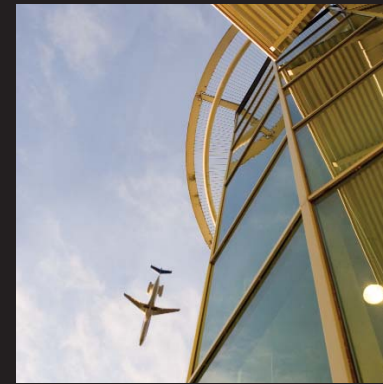


DESCRIPTION

No. 1 Lakeside is a magnificent, stylish building set in its own extensively landscaped grounds. Set beside two lakes, the building combines practicality with a high level of prestige.

Built originally in 1995, as the flagship of the Cheadle Royal Business Park, No. 1 Lakeside has now been entirely remodelled, refurbished and recently acquired and developed by the Carrier Group as their new headquarters.

The available accommodation is approached through an impressive double height entrance and reception, and comprises the entire first and ground floor. The floors are well laid out and ideally suitable for a user seeking everything from a large, open-plan floor plate, to a small self-contained suite.





LOCATION

No. 1 Lakeside commands the most prominent position at the main entrance to the well known Cheadle Royal Business Park.

The building fronts the A34, which is one of South Manchester's principal routes linking the prosperous commuter suburbs of South Manchester with the M60 motorway network, Manchester Airport and the city centre beyond.

The location is well developed for the business user and benefits from useful amenities including the nearby John Lewis department store, Sainsbury's, The David Lloyd Racquet & Fitness Club and the Kids Allowed crèche and childcare centre. Other corporate occupiers of the Business Park include Umbro, Regus, Capita, Agilent, Wiener Berger and Jacobs Engineering.



Illustrations of how the space can be utilised in either open-plan, cellular or mixed mode are available.



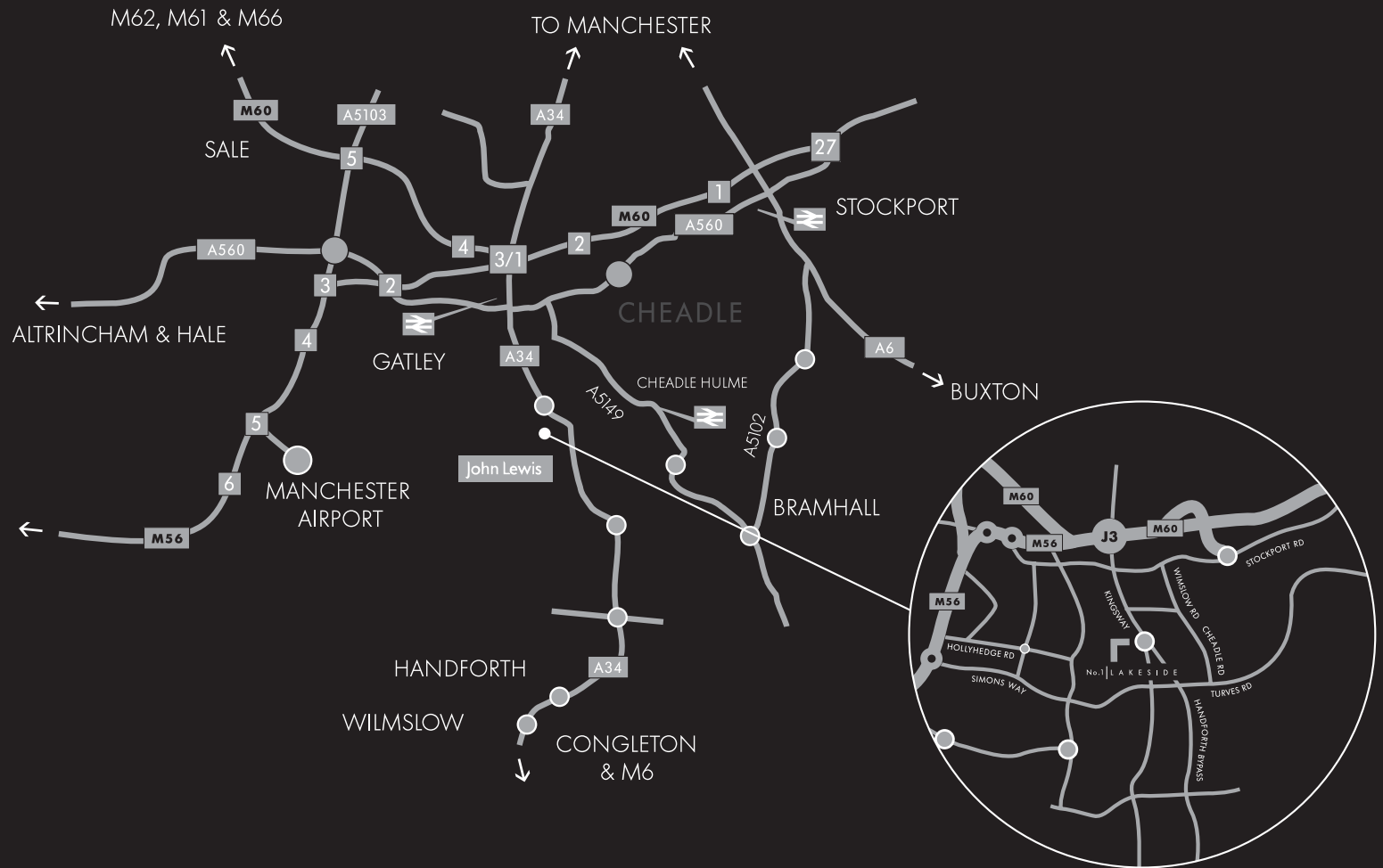
SPECIFICATION

- ^ FOUR PIPE FAN COIL HEATING, COOLING AND VENTILATION.
- ^ SUSPENDED CEILINGS AND INTEGRAL LIGHTING.
- ^ FULL ACCESS RAISED FLOORS AND CARPET FINISH.
- ^ ON-SITE CAR PARKING, 1 SPACE PER 250 SQ.FT.
- ^ GROUND FLOOR - 11,170 SQ.FT. (1,037 SQ.M.)
- ^ FIRST FLOOR - 11,252 SQ.FT. (1,045 SQ.M.)
- ^ ABILITY TO SUB-DIVIDE - FROM 2,000 SQ.FT. (185 SQ.M.)
- ^ TO ACCOMMODATE FROM 15 TO 275 PEOPLE.

LEASE TERMS

Flexible lease terms for each floor, parts or combinations are available on request. To arrange a viewing or request further information, please contact the joint letting agents.

No.1 | L A K E S I D E



WHR
 whrproperty.co.uk
 0161 228 1001

Dunlop Haywards
 0161 237 7777

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