

**TO LET**

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**UNIT 5**  **Ashbrook**  
OFFICE PARK

Manchester, M22 5LB

**Fully fitted offices  
close to Manchester Airport**

**2,046 sq ft (190 sq m)**

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**Enter**

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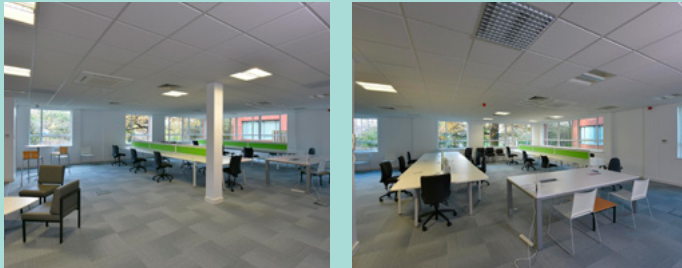




SAT NAV: **M22 5LB**

## LOCATION

Ashbrook Office Park is located 2 miles from Manchester Airport in the established business community of Styal Road. Ashbrook is in close proximity to neighbouring towns and villages such as Wilmslow, Didsbury and Altrincham with excellent retail and leisure facilities including John Lewis, Sainsbury's and David Lloyd Fitness, just a mile away at Cheadle Royal. Additionally there is a pub and gym on the Park which occupiers can use. A new footpath links the office park to Heald Green village which has its own railway station on the Wilmslow to Manchester Piccadilly line, therefore the city centre is only a 15 minute journey away. Additionally there is a comprehensive network of bus routes serving the building and the scheme has a generous car parking allowance secured by automatic security bollards.



## ACCOMMODATION

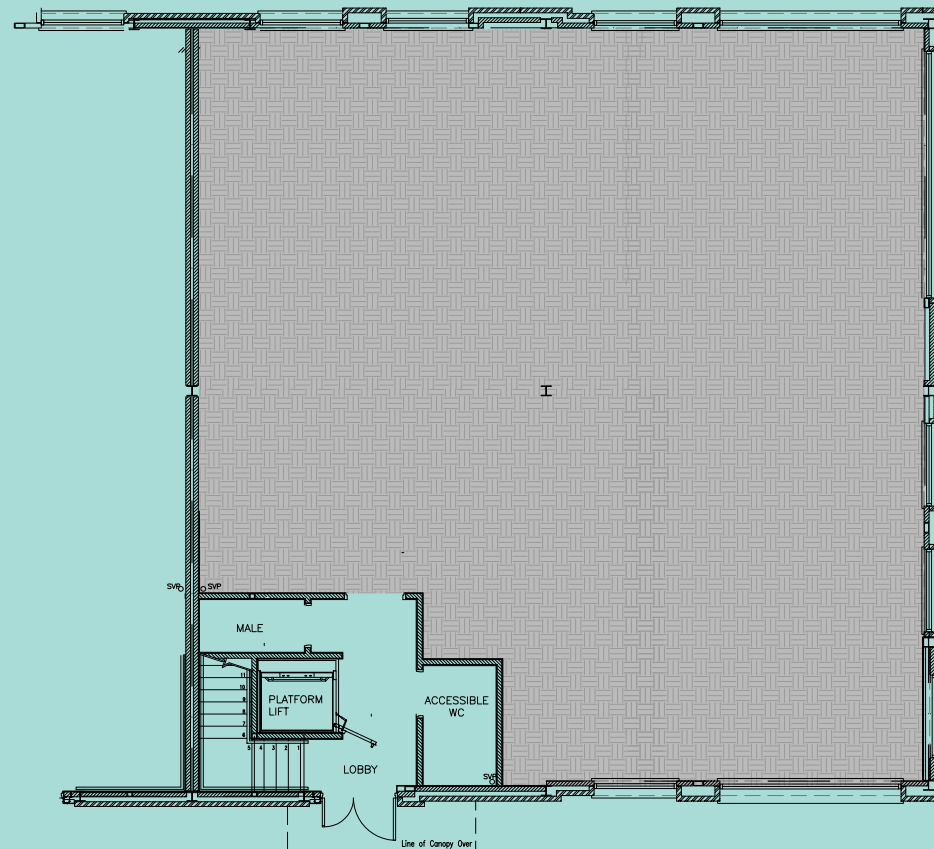
The available suite is on the ground floor of the Unit 5. The building has recently undergone a full refurbishment of both the office space and common areas, to provide high quality open plan space. The suite has good natural light and is of a high specification including air conditioning and raised floors. The space is ideal for a firm of 15-30 staff and flexible terms are available to suit modern business needs.



### Ground Floor Plan

Ready to move into offices

2,046 sq ft (190 sq m)



## SPECIFICATION

The specification of the office is as follows:

- Fully refurbished
- Air conditioning
- Suspended ceilings with LG7 lighting
- Raised floors
- Existing cabling
- Attractive landscaped environment
- A parking ratio of 1:250 included in the rent
- Kitchen and toilet facilities







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## LEASE TERMS

The space is available on a new lease with the landlord at terms to be agreed.

## CONTACT DETAILS

For further information or to arrange a viewing of the premises please contact:

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