

FOR SALE OR TO LET

A DEVELOPMENT OF 6 HIGHLY INDIVIDUAL SELF-CONTAINED OFFICE BUILDINGS  
FROM 1,776 TO 2,878 SQ FT (165 – 267.4 SQ M)

WITH SECURE ON-SITE CAR PARKING

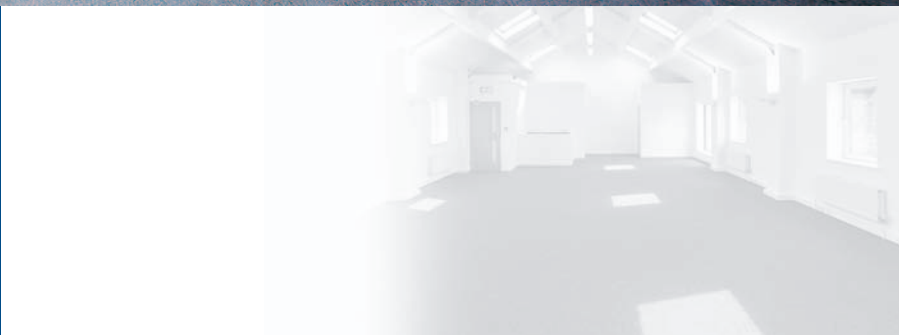
UNITS 4 & 6  
**SOLD**  
TO PRIMA HOTELS &  
XYZ PROPERTY MANAGEMENT



FINNEY LANE  
CHEADLE  
SOUTH MANCHESTER  
SK8 3DQ



The Courtyard

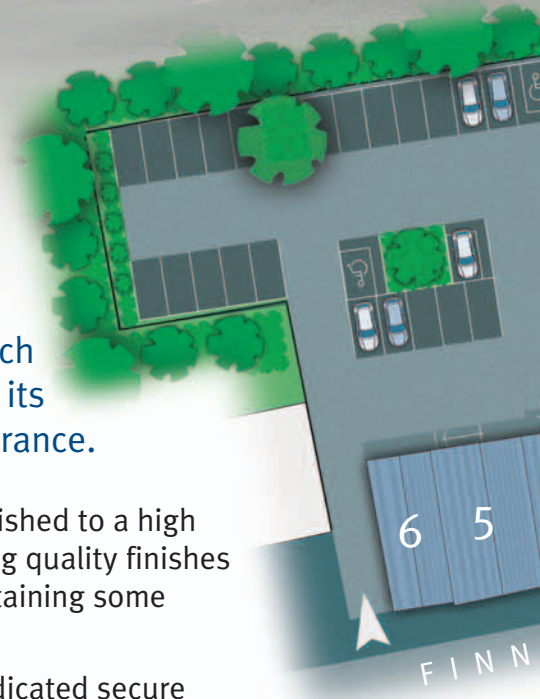




The Courtyard is a development of 6 self-contained office buildings each with the benefit of its own dedicated entrance.

The offices are refurbished to a high standard incorporating quality finishes throughout whilst retaining some original features.

Each building has dedicated secure car parking located within the attractively landscaped area to the rear of the property.

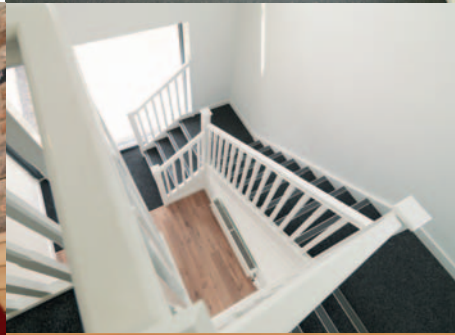


# 6 HIGHLY INDIVIDUAL SELF-CONTAINED OFFICE BUILDINGS

## Schedule of Accommodation

|            | SQ FT | SQ M  | CAR PARKING |
|------------|-------|-------|-------------|
| Building 1 | 2,696 | 250.5 | 6 spaces    |
| Building 2 | 2,719 | 252.6 | 6 spaces    |
| Building 3 | 2,163 | 200.9 | 4 spaces    |
| Building 4 | 2,878 | 267.4 | 6 spaces    |
| Building 5 | 2,527 | 234.8 | 5 spaces    |
| Building 6 | 1,776 | 165.0 | 3 spaces    |

Areas quoted are Gross Internal Area

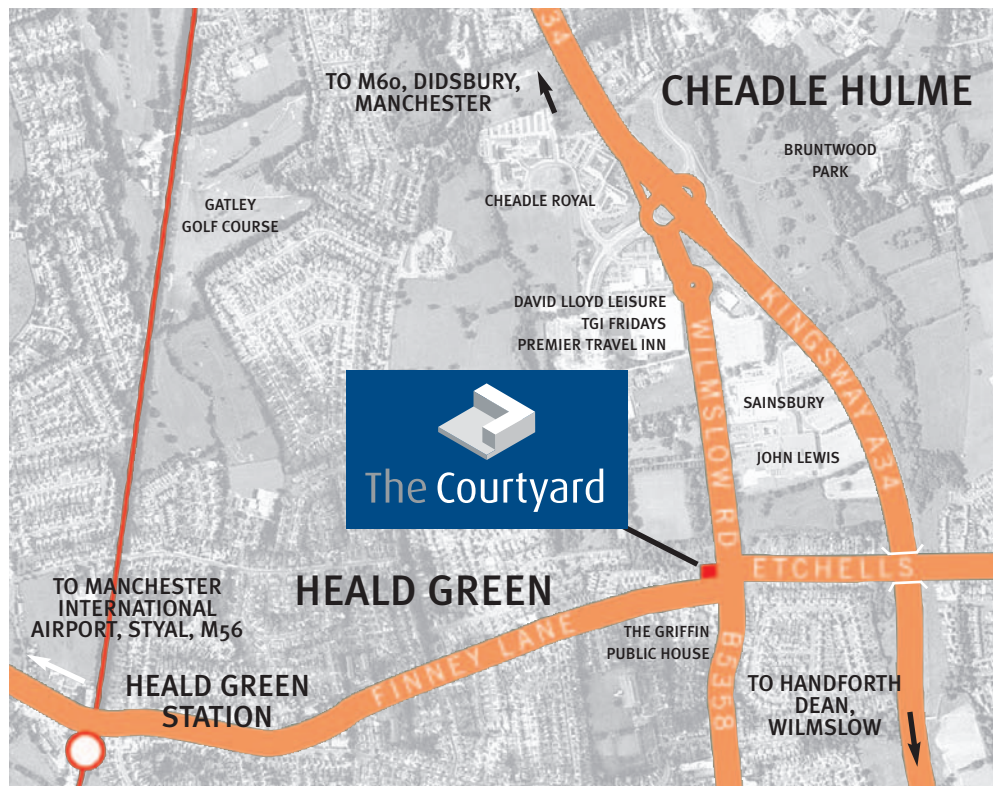




## Location

The Courtyard is located in a prominent position on the junction of Finney Lane and Wilmslow Road within walking distance of Cheadle Royal. The development is half a mile from the A34 which in turn provides access to Manchester City Centre to the north and Wilmslow to the south. The M60 and M56 motorways are also within close driving distance. Heald Green train station is less than a mile from The Courtyard, providing services to Manchester Piccadilly, Wilmslow and the wider rail network. Manchester Airport is a short taxi ride away.

Cheadle Royal provides excellent local amenities including a David Lloyd gym, John Lewis, Sainsbury's and TGI Fridays.



## Tenure

Individual buildings (or combinations thereof) are available to purchase freehold, however consideration may be given to granting a new lease for a term of years to be agreed.

For further information on asking prices, rental etc. please contact the joint marketing agents.

## Estate Charge

An Estate Charge will be levied to cover the cost of maintenance and upkeep of external communal areas such as car parking, access roads, landscaping etc. Further details upon application.

## VAT

VAT will be payable on the purchase price.

## Legal Costs

Each party is to be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment with the joint marketing agents Canning O'Neill, Savills and TFC Property.

*A Development by  
Blutree Estates Limited*

**tfc** Commercial Property  
Advisers and Agents  
**0161 234 0777**  
www.tfcproperty.com

Savills Manchester  
savills.com savills  
**0161 236 8644**

**CANNING O'NEILL**  
**0161 244 5500**  
www.canningoneill.com

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Fifth Level Design