



## Block C Manor Point

Manor Lane, Holmes Chapel, CW4 8AB

**NOW FULLY LET, PHASE 2  
COMING SOON.**

**11,499 sq ft**  
(1,068.29 sq m)

- Steel portal frame
- Minimum height of 6m to eaves
- Dedicated loading and car parking areas
- Mezzanine floor providing office space
- 3 phase power supply
- High quality mixed use business park environment.
- Suitable for a variety of uses including: E-TAIL, TRADE COUNTER, STORAGE & DISTRIBUTION, LIGHT

INDUSTRIAL RETAIL, LEISURE,  
MEDICAL, OFFICE

- 1 miles from Junction 18 of the M6 motorway
- 5 minutes walk to Holmes Chapel Train station
- 18 miles to Manchester Airport

# Block C Manor Point, Manor Lane, Holmes Chapel, CW4 8AB

## Summary

<b>Available Size</b>	11,499 sq ft
<b>Rent</b>	£11.50 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

INTELLIGENTLY BUILT... Manor Point provides a range of accommodation suitable for a variety of uses including: TRADE COUNTER, STORAGE & DISTRIBUTION, LIGHT INDUSTRIAL RETAIL, LEISURE MEDICAL OFFICE, E-TAIL... WITH A MODERN SPECIFICATION The units benefit from the following specification: Steel portal frame, Minimum height of 6m to eaves, Dedicated loading and car parking areas, Mezzanine floors, 3 phase power supply, High quality mixed use business park environment.

## Location

The subject scheme is located on the edge of Homes Chapel town centre which is a popular Cheshire/South Manchester commuter town with excellent transport links. The town is currently benefitting from substantial growth as a result of numerous residential developments.

1 MILE EAST OF JUNCTION 18 OF THE M6 MOTORWAY Manor Point is ideally situated for access to Cheshire, South Manchester, Staffordshire & the Midlands.

5 MINUTES WALK TO HOLMES CHAPEL TRAIN STATION Manor Point sits less than a mile from Holmes Chapel Train station, with regular services to Manchester and Crewe enabling access door to door from Holmes Chapel to London Euston in under 2 hours 10 minutes.

18 MILES / 35 MINUTES DRIVE TO MANCHESTER AIRPORT Manchester International Airport is a short drive from the site, serving all major international airports.

The development is situated on Manor Lane next to the Aldi Supermarket on the East side of the town centre, only 1 mile from J18 M6. The area is a mixture of residential and commercial uses and is only a short walk to the many local amenities. Adjacent to Aldi one of the UK's fastest growing supermarket chains drawing a large volume of retail customers. Within a short walk of the town centre Holmes Chapel is a growing service centre for the affluent Cheshire East area.

Holmes Chapel is a rapidly growing town with 800 new houses consented, in construction or recently completed.

Holmes Chapel benefits from 13,000 vehicle movements per day.

## Accommodation

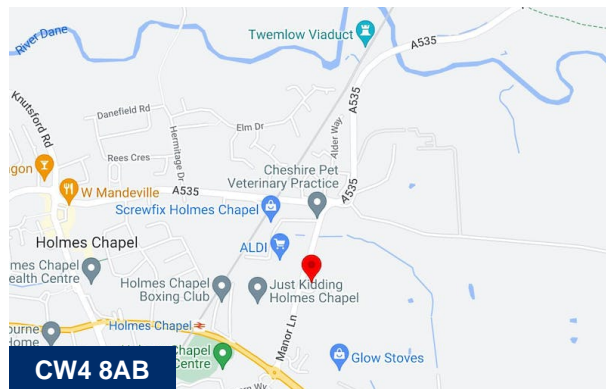
Name	sq ft	sq m	Availability
Unit - C1	11,499	1,068.29	Available
Unit - C2	20,000	1,858.06	Let
<b>Total</b>	<b>31,499</b>	<b>2,926.35</b>	

## Viewings

By appointment only, please call 01625 262222 to arrange a viewing.

## Terms

The premises are available by way of a new effective full repairing and insuring lease

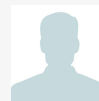


## Viewing & Further Information



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for a term of years to be negotiated.