



escape the ordinary ▶▶

www.southatcheadleroyal.co.uk



South @ Cheadle Royal

Luxury, wellbeing and tranquillity. **South @ Cheadle Royal** is office space, re-imagined.

This unique stunning development with natural accents throughout is prominently located on South Manchester's Premier Business Park, Cheadle Royal.

The luxury Victorian building offers lavish office suites for the discerning entrepreneur, business leader and high performance team looking for exclusivity and a seamless connection between work and play.

South is unapologetically opulent with plush furnishings, high specification features, stylish décor and extensive outdoor space, so rarely found in office settings.

With the finest surroundings and five star concierge support, **South @ Cheadle Royal** is your inspirational home from home workplace.



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TO LET

Outstanding grade A boutique office environment

Available for occupancy Spring 2024,
South @ Cheadle Royal pushes the
boundaries of conventional office space.

Wellbeing, comfort and mindfulness
are key drivers behind the design and
specification of this unique, opulent office
space that inspires productivity.

With a service-driven concept that is
rarely found in office accommodation, the
suites at South offer business leaders and
high performance teams the exclusivity
they've been looking for.

South @ Cheadle Royal is an innovative
workspace that also offers the perfect
opportunity for hosting meetings in
unique, contemporary surroundings with
easy access to Manchester city centre.

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*Experience the buzz,
not the humdrum..*

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Rationale

It's all about you. South @ Cheadle Royal – your luxury new office awaits.

Enhance your wellbeing and find the ultimate work/life balance. Each morning when you walk into your office suite, feel ready to embrace the day, grab that fresh cup of coffee and settle down to work. **South @ Cheadle Royal** will be your home from home.

Large windows, outdoor terraces and timber décor elements create a ambiance that will relax your mind and sharpen your senses, making you alert and ready for work.



Spaces
from 245 sq ft

👥 3 people

Private Wing
from 5,365 sq ft

👥 80 people

Unrivalled Specification

With the elegance, innovation and connectivity you'd expect from a high end specification, **South @ Cheadle Royal** is a statement building that offers businesses unparalleled excellence and service.

All suites and communal areas are fully air conditioned. Perimeter trunking hides unsightly cabling, leaving a clean finish. LED lighting and South's first class concierge service and 24/7 access provide the client experience and autonomy that leading businesses are looking for.



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FULLY FITTED FURNISHED OPTIONS

FLEXIBLE LEASE TERMS

FIBRE CONNECTIVITY TO ALL SUITES

102 CAR PARKING SPACES

AV MEETING ROOMS 2 x 8 PERSON

2 x 8 PERSON PASSENGER LIFTS

ELECTRIC AIR CONDITIONING

2.8M FINISHED FLOOR TO CEILING HEIGHT

FULLY CABLED OFFICES

SUPERFAST BROADBAND

DOUBLED GLAZING

PRIVATE & SECLUDED MEETING AREAS

BARISTA STANDARD COFFEE MACHINES

AMBIENT SMELLS AND SOUNDS

POUCH POLICY

Environmentally Conscious Specification

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Enhanced specification includes:



EV CHARGING POINTS



SECURE BIKE STORAGE



LED LIGHTING



SHOWERS AND CHANGING ROOMS



PICNIC AREA



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Accommodation

South @ Cheadle Royal offers three floors of stylish, boutique office accommodation. Choose from 24 office suites varying in size from 245 sq ft to 5,365 sq ft.

Suite 102 is the ultimate, exclusive office space; a duplex with spiral staircase linking two floors and views of South’s alluring landscaping and gardens.

Suite 001 is a striking HQ office suite benefiting from a private entrance and amenities within the suite, together with the benefit of the full range of building facilities.

Suite 201 is the penthouse suite and comes with private lift access.

Some suites are offered fully fitted and furnished while others are a blank canvas for you to create your own business identity. Fit out packages are available if required.

The abundance of relaxing communal spaces, kitchen facilities and meeting rooms is predominantly located on the ground floor.

Availability

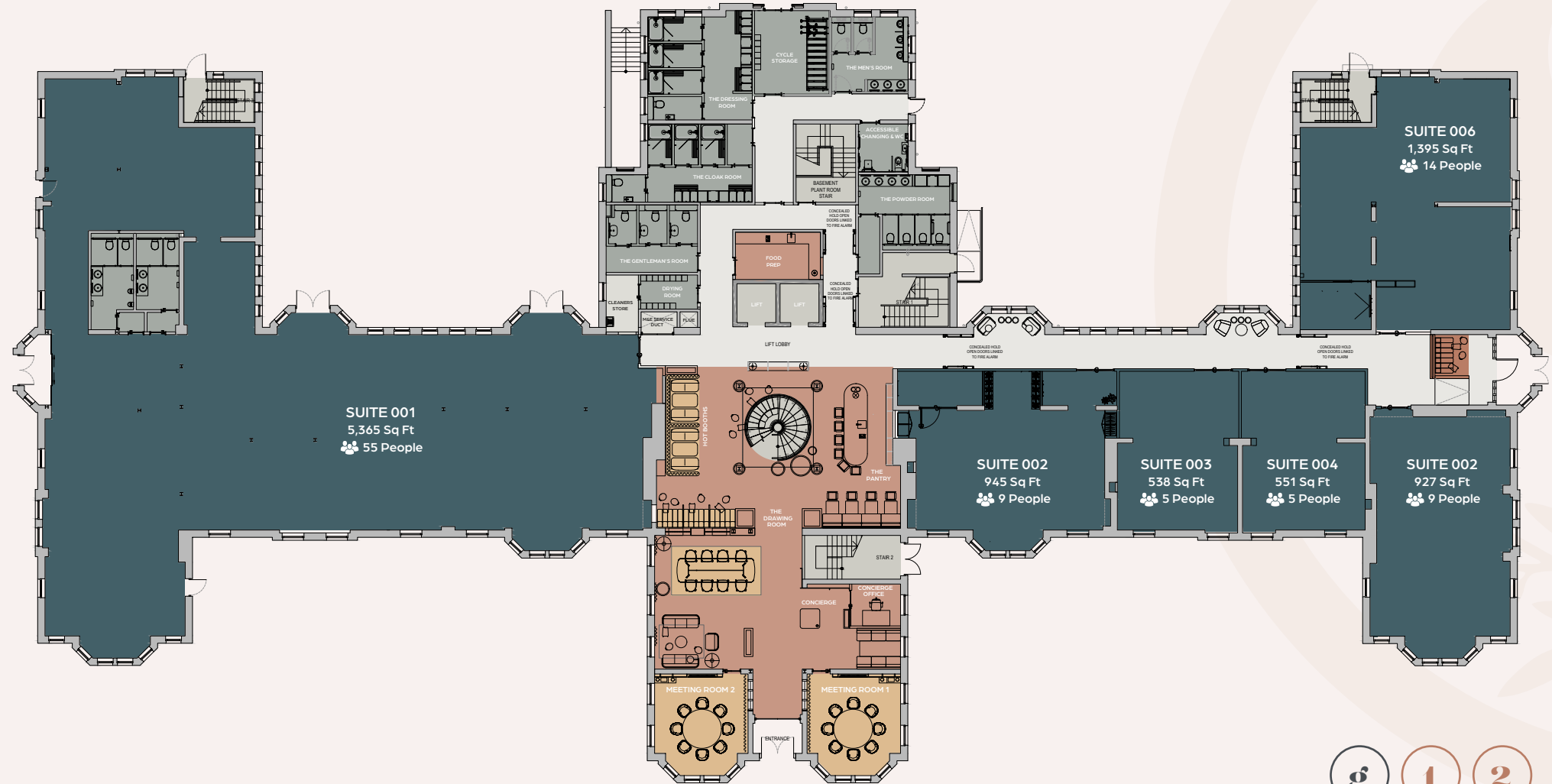
FLOOR	SUITE	SIZE (SQ FT)	NO. OF PEOPLE
Ground	001 (Office HQ)	5,365	55+
	002	945	9
	003	538	5
	004	551	5
	005	927	9
	006	1,395	14
First	101	1,625	16
	102 (Duplex Suite)	2,775	28
	103	912	9
	104	1,065	11
	105	849	9
	106	386	4
	107	245	3
	108	735	7
	109	520	5
	110	460	5
	112	473	5
113	540	5	
114	1,003	10	
115	245	3	
116	384	4	
117	730	7	
Second	201 (Penthouse Suite)	1,900	19



Ground Floor

- Key**
-  Private Office Suites
 -  Communal Space
 -  Meeting Space
 -  Utilities

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First Floor

- Key**
- Private Office Suites
 - Communal Space
 - Meeting Space
 - Utilities

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Second Floor

- Key**
- Private Office Suites
 - Communal Space
 - Meeting Space
 - Utilities



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*Located within easy access of all
of South Manchester's affluent suburbs*

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Location

The location of **South @ Cheadle Royal** offers businesses that sought-after blend of proximity to the heart of the city and serenity of a remote, inspirational setting.

South is a prominent feature of Cheadle Royal Business Park, Manchester's premier commercial development. Just a few minutes' drive from the M60 Manchester ring road, the railway network and Manchester Airport, the location of **South @ Cheadle Royal** provides ease of access for workers, clients and stakeholders.

Boasting amenities that include a David Lloyd gym, hotels and restaurants, Cheadle Royal Business Park extends to South residents a wealth of opportunities for entertaining and enjoying a productive leisure/work balance.



Manchester Airport

10 mins



M60 (Mcr Ring Road)

4 mins



Heald Green Station

6 mins

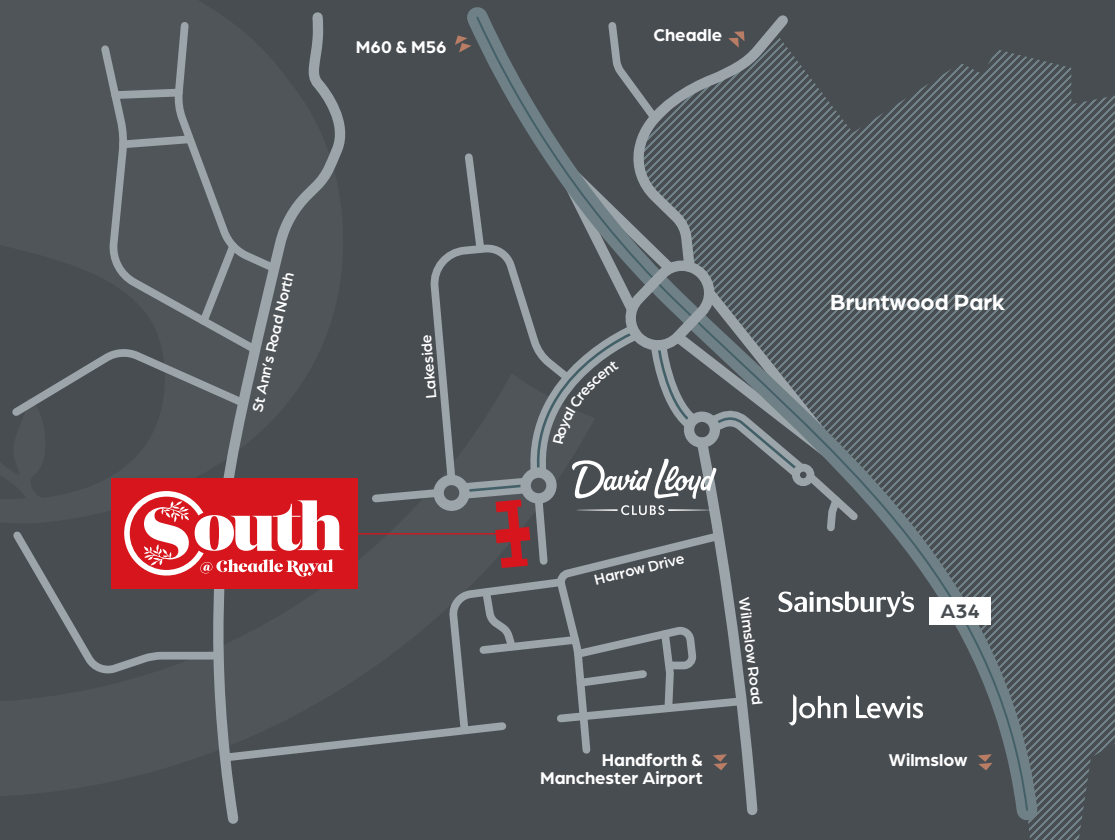


Situation

The nearby amenities surrounding **South @ Cheadle Royal** create a way of life that surpasses all expectations of a work location.

High end retail and leisure outlets have established an exclusive community at Cheadle Royal Business Park that offers convenience and opportunity.

Just a ten minute walk away is Bruntwood Park with its walks and recreational and sporting amenities, while Village Hotel, Cheadle is a five minute drive hosting premium accommodation and leisure facilities.



1



2



3



4



5



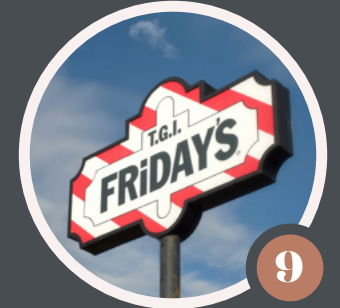
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7



8



9

Nearby amenities:

- | | | |
|----------------------------|--------------------------|--------------------|
| 1 John Lewis & Sainsbury's | 4 Handforth Dean | 7 Cheadle Village |
| 2 Village Hotel | 5 Oddfellows on the Park | 8 The Pointing Dog |
| 3 Bruntwood Park | 6 David Lloyd Leisure | 9 TGI Fridays |

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GATLEY GOLF CLUB

SOUTH MANCHESTER
SPORTS CLUB

M60 & M56

CITY CENTRE

CHEADLE ROYAL
BUSINESS PARK



A34

John Lewis

Sainsbury's

MANCHESTER
AIRPORT



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Further Information

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