



Setting the standard
for luxury workspace.

southatcheadleroyal.co.uk





South @ Cheadle Royal

A building by Aus-Bore

Setting the standard for luxury workspace. **South at Cheadle Royal** is office space, re-imagined.

This unique and 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 at Cheadle Royal is your inspirational home from home workplace.

Welcome

Introduction

Specification

Availability

Floorplans

Location

TO LET

Outstanding grade A boutique office environment

Available now, South at 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 Availability, the suites at South offer business leaders and high performance teams the exclusivity they've been looking for.

South at 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.

[Click here to see website](#)

Welcome

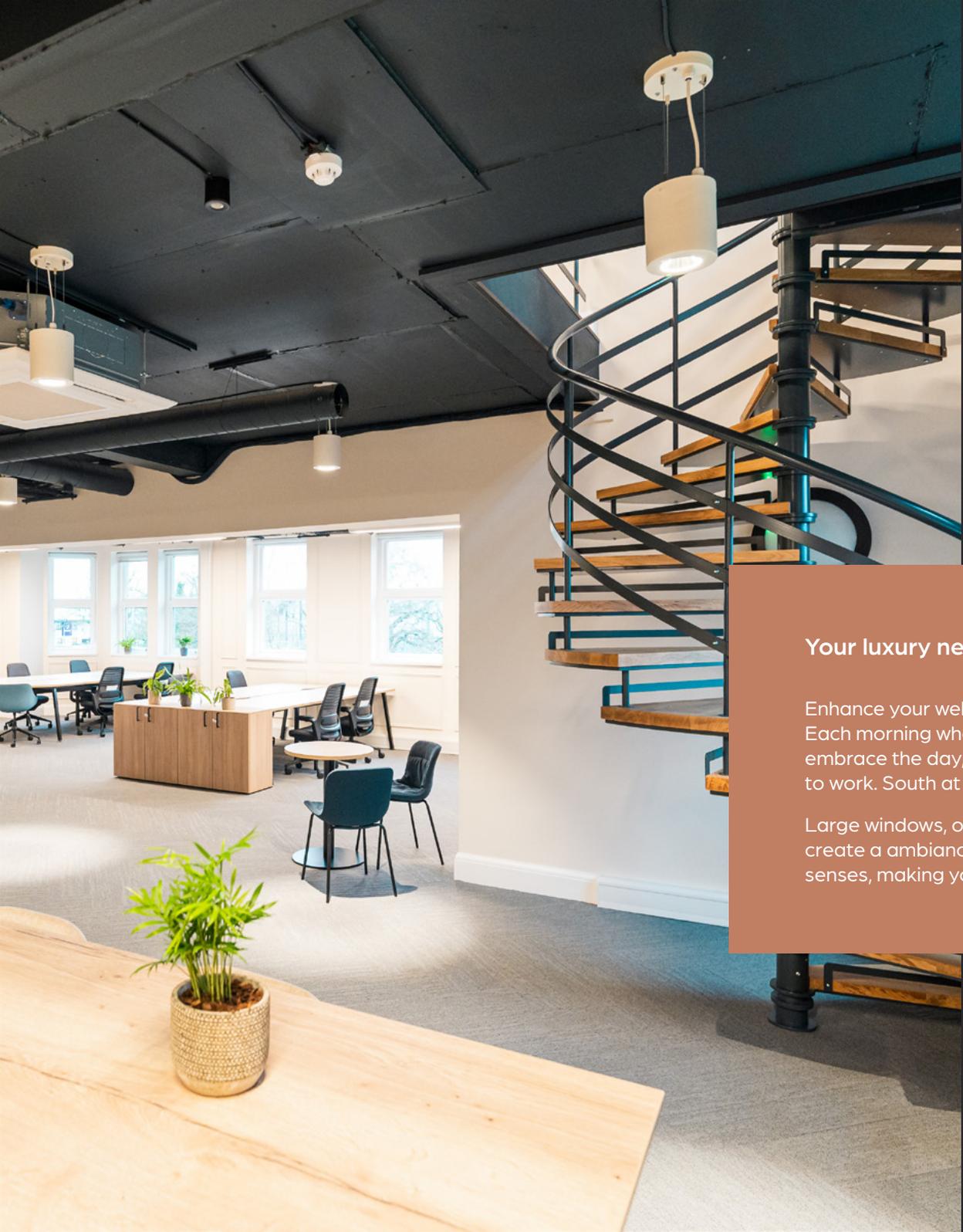
Introduction

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SPACES
from 245 sq ft

PRIVATE WING
from 5,365 sq ft

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 at Cheadle Royal will be your home from home.

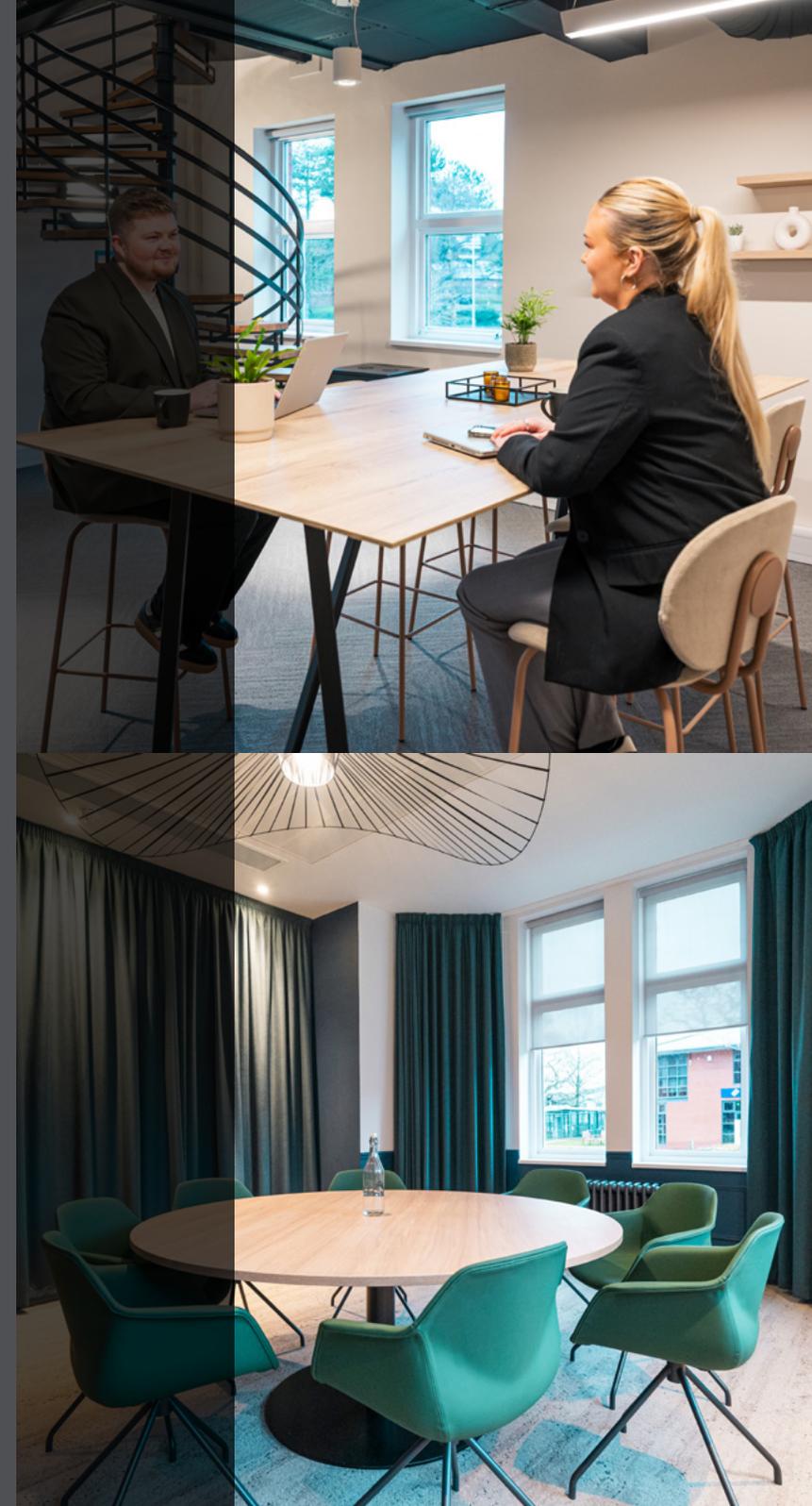
Large windows, outdoor terraces and timber décor elements create a ambience that will relax your mind and sharpen your senses, making you alert and ready for work

UNRIVALLED SPECIFICATION

With the elegance, innovation and connectivity you'd expect from a high end specification, South at 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.

<p>Fully Fitted Furnished Options</p>	<p>Flexible Lease Terms</p>	<p>Fibre Connectivity To All Suites</p>	<p>102 Car Parking Spaces</p>
<p>2 X 8 Person Meeting Rooms</p>	<p>Electric Air Conditioning</p>	<p>Barista Standard Coffee Machines</p>	<p>Ambient Smells And Sounds</p>
<p>2.8m Finished Floor To Ceiling Height</p>	<p>Fully Cabled Offices</p>	<p>Private Meeting Rooms</p>	<p>Dog Friendly</p>



ENVIRONMENTALLY CONSCIOUS SPECIFICATION



Ev Charging Points



Secure Bike Storage



LED Lighting



Showers & Changing Rooms



Picnic Area

AVAILABILITY

South at Cheadle Royal offers three floors of stylish, boutique office Availability.

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.

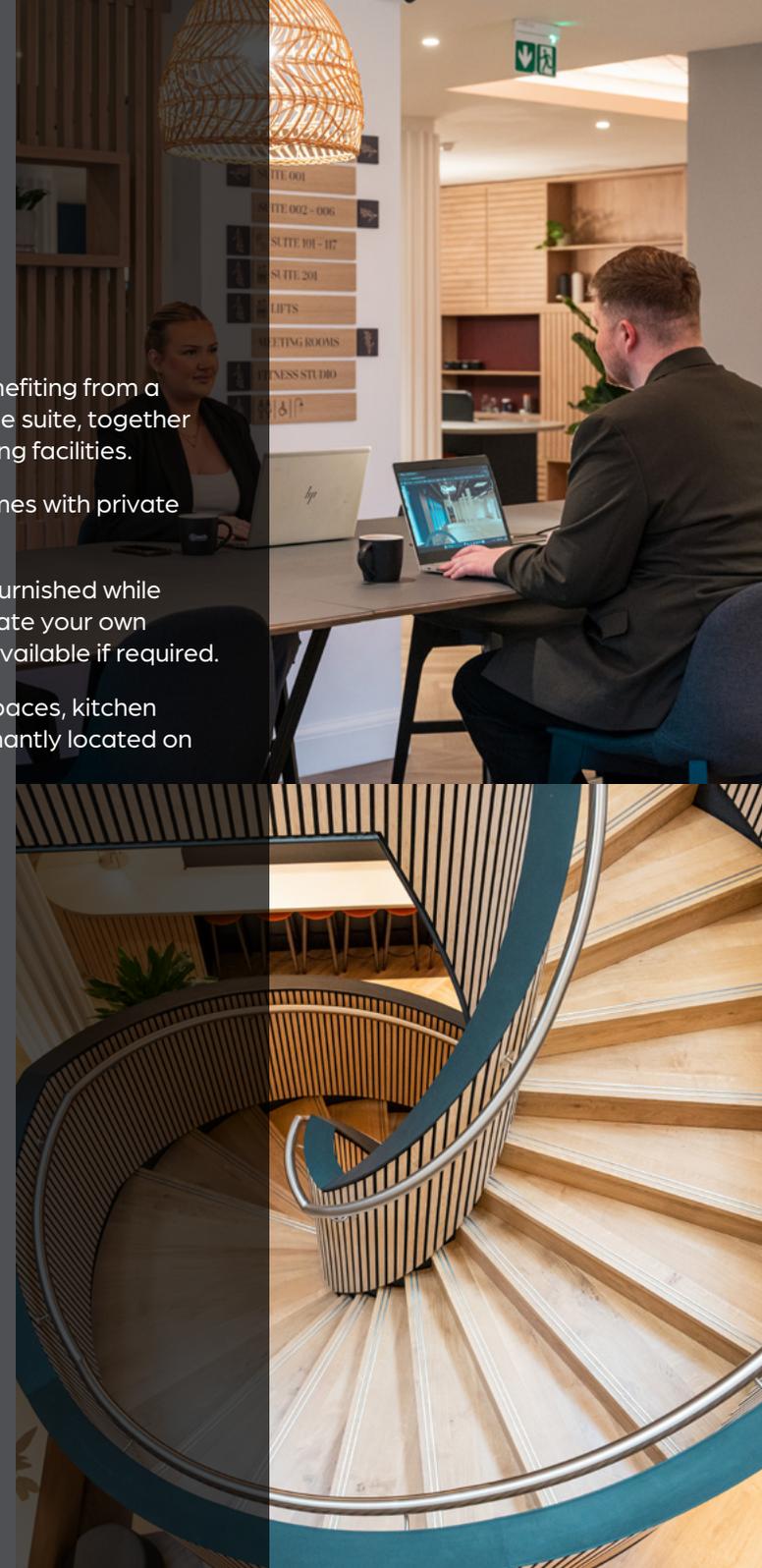
Suite 001 is a striking HQ office suite benefiting from a private entrance and amenities within the suite, together with the benefit of the full range of building facilities.

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

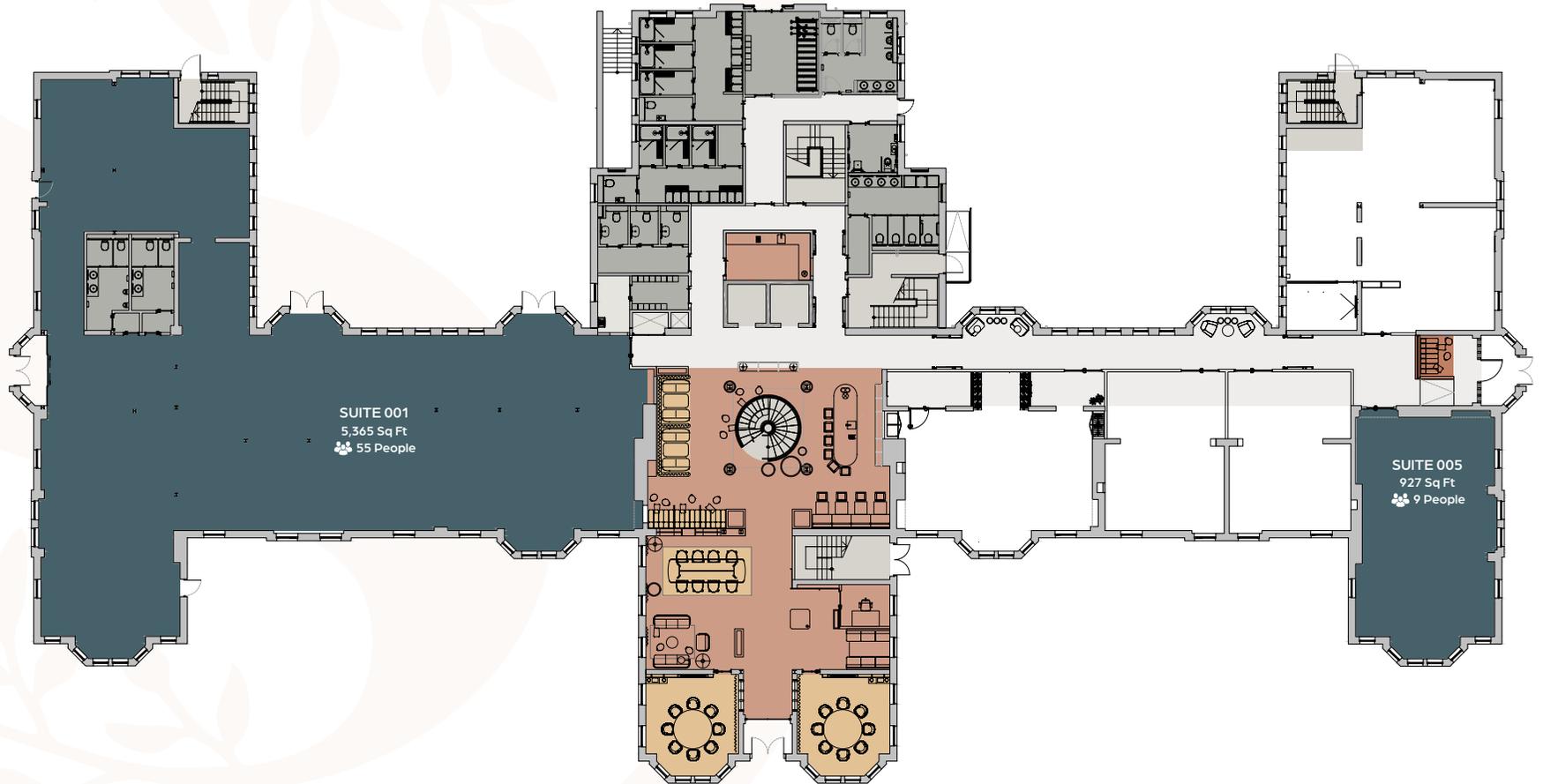
Some suites are offered fully fitted and furnished while others are a blank canvas for you to create your own business identity. Fit out packages are available if required.

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

FLOOR	SUITE	SQ FT	NO. OF PEOPLE
Ground	001 (Office HQ)	5,365	55+
	005	927	9
First	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	330	5
	110	304	5
	112	450	5
	113	540	5
	116	384	4
	117	730	7
Second	201 (Penthouse Suite)	1,900	19



GROUND FLOOR



[Click here for virtual tour](#)



Private Office Suites



Communal Space

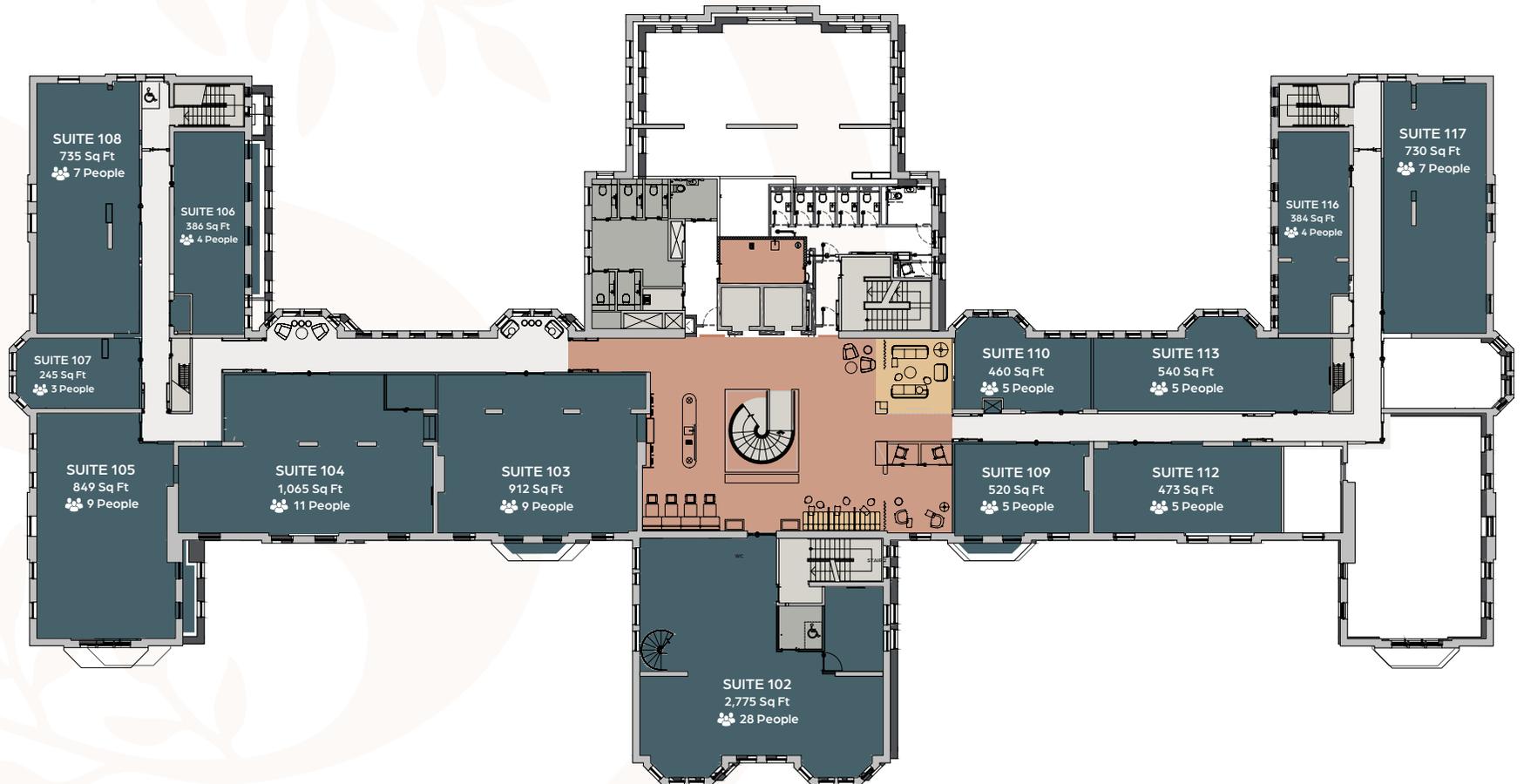


Meeting Space

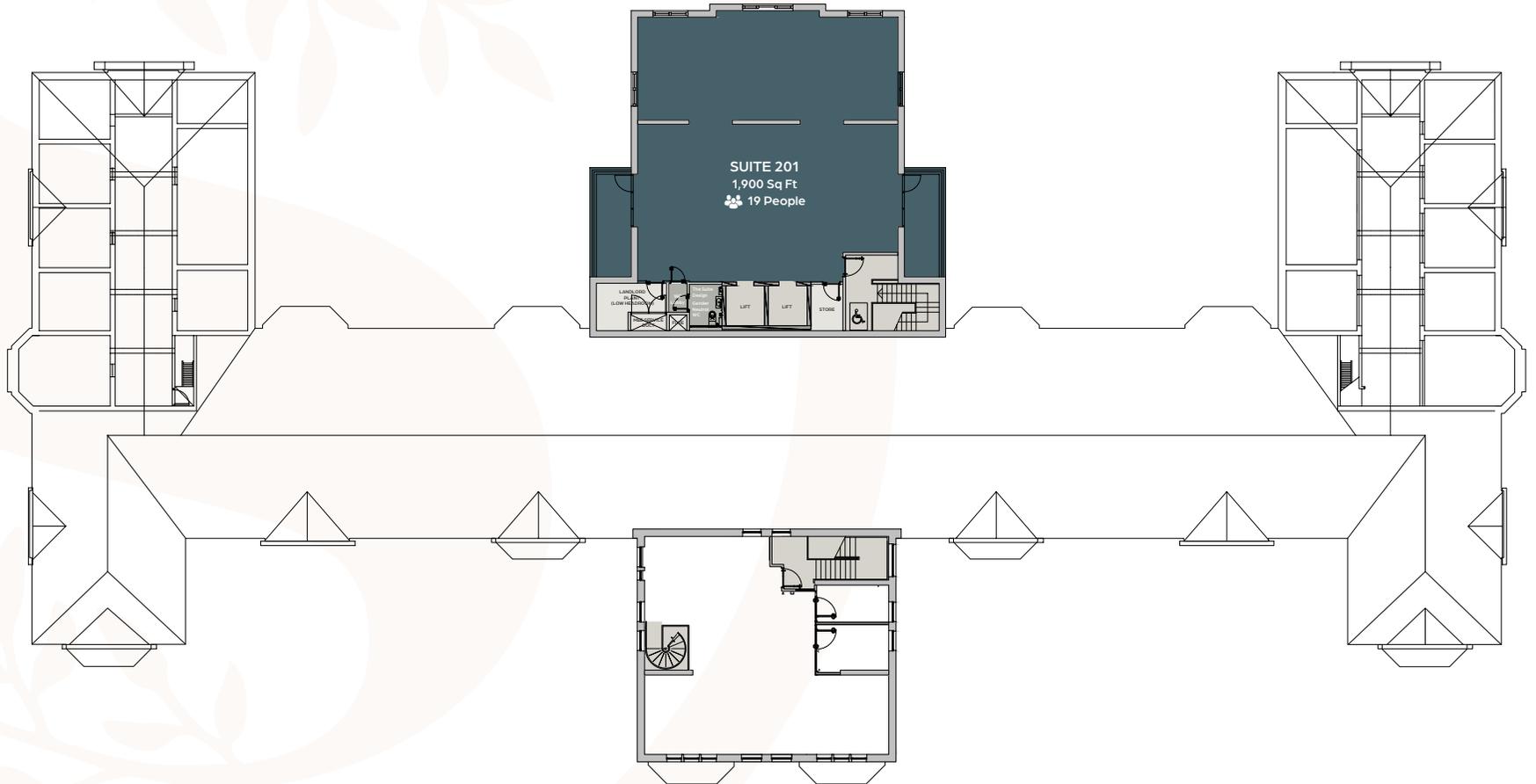


Utilities

FIRST FLOOR



SECOND FLOOR





LOCATION

The location of South at 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 at 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



The nearby amenities surrounding South at 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.



For further information or to arrange a tour,
please contact:



James Dickinson
07876 654 062
james@canningoneill.com

Fionnuala McCallion
07765 205 652
fionnuala@canningoneill.com



Simon Gardner
07557 853 813
sg@willsill.co.uk



Head Office
01625 522 311
headoffice@ausbore.co.uk

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