



**STANLEY
COURT**

PROMINENTLY LOCATED OFFICE SPACE

Stanley Court is a stand-alone office building which is set in mature landscaped grounds.

Stanley Court provides three high-quality floors totalling 15,624 sq ft, available either as a self-contained headquarters or as individual suites ranging from 2,968 SQ.FT.

With secure on-site parking and attractive landscaped gardens, it delivers a standout setting for businesses seeking both practicality and a strong commercial location.

KEY FEATURES



Kitchen Facilities



Commuter
Friendly Location



Local Amenities



On-site Parking



Landscaped
Grounds



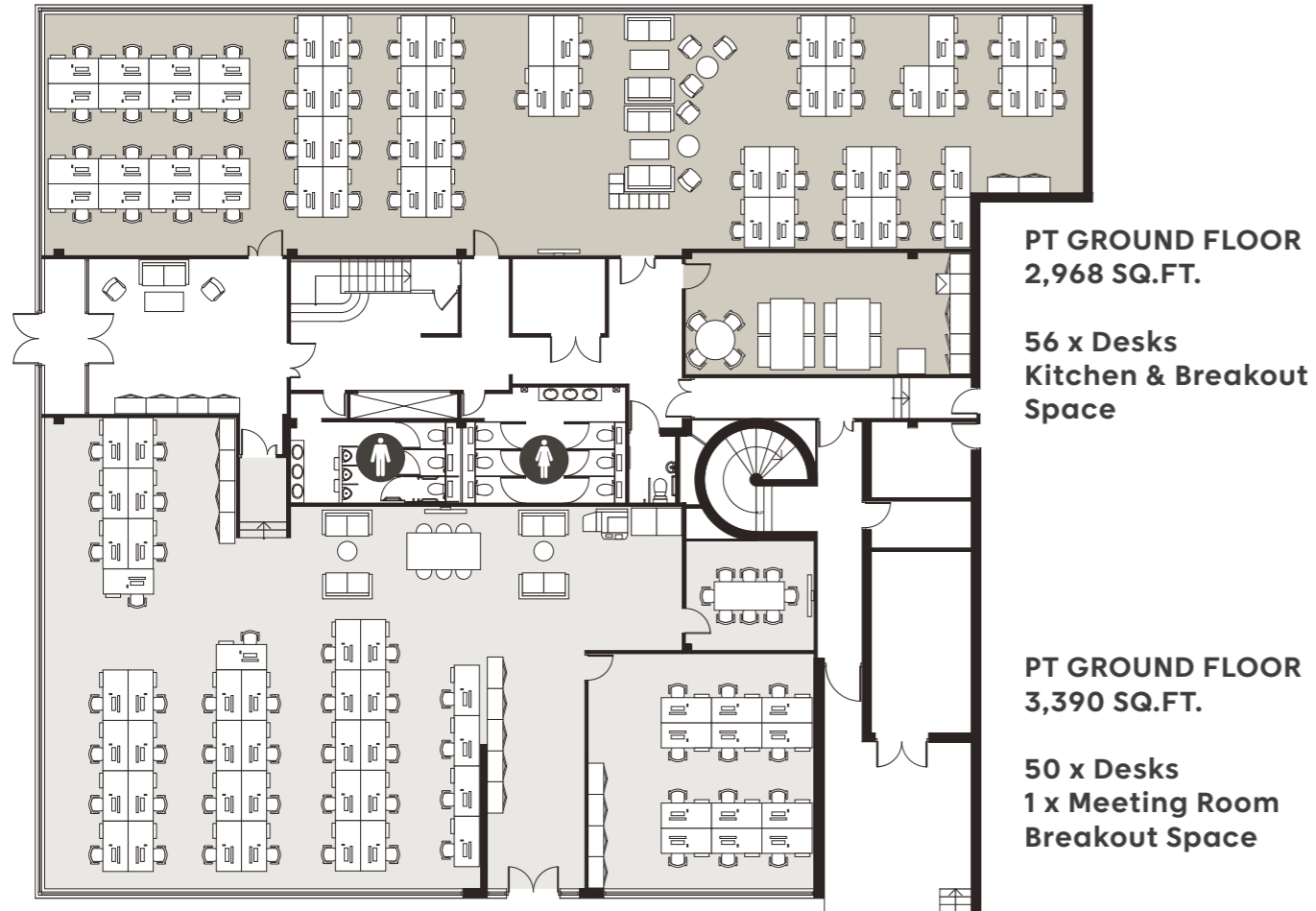
24/7 Access



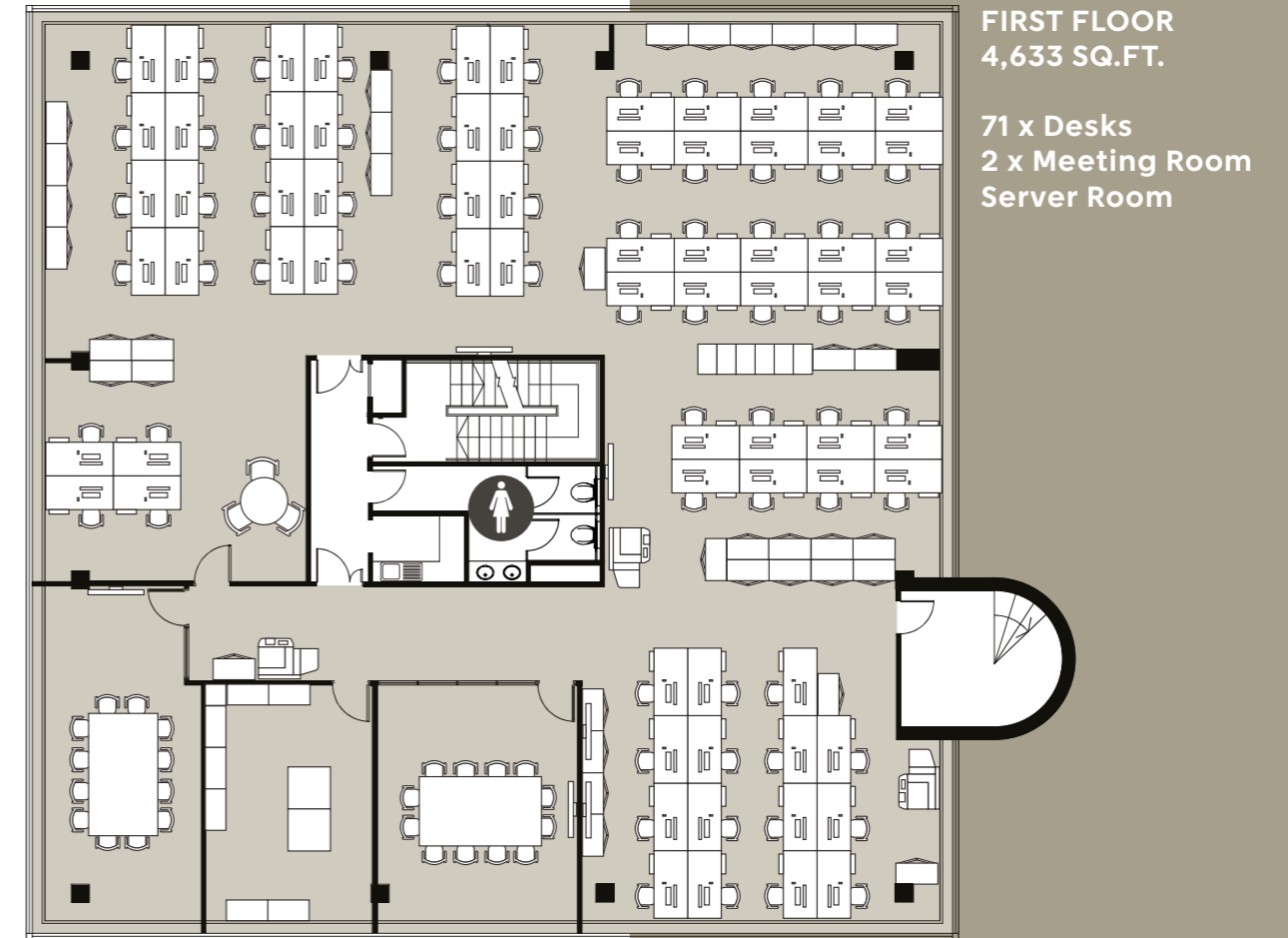
AVAILABILITY

SPACE	SIZE (SQ.FT.)	SIZE (SQ.M.)
Pt Ground Floor	3,390	315
Pt Ground Floor	2,968	275
First Floor	4,633	430
Second Floor	4,633	430
Ground, First & Second	15,624	1,452

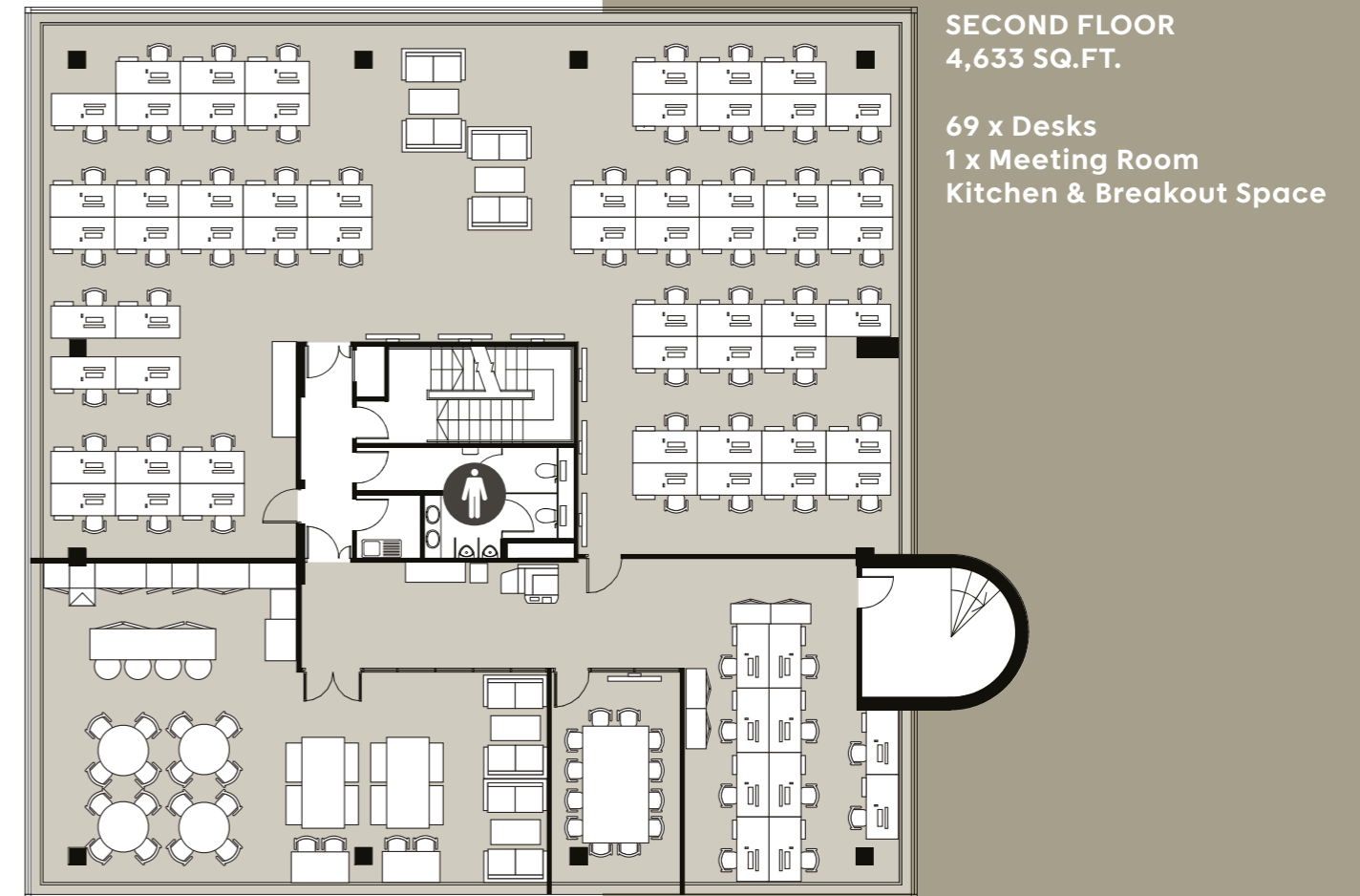
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TRAVEL & COMMUTING

Stanley Court is superbly located in Handforth, a desirable suburb just 8 miles south of Manchester city centre and 4 miles from Stockport.

The building benefits from excellent transport connectivity, situated just minutes from the A34, providing direct access to Manchester and the M60 motorway network.

The A555 airport link road is also close by, placing Manchester Airport just 3 miles away. The area enjoys strong retail synergy, with Handforth Dean Retail Park (M&S, Tesco & Costa) situated nearby. Total Fitness, The Gym Group and Destination Padel offer opportunities to be active.



WALKING:

Handforth Dean Retail Park	6 mins
Stanley Green Retail Park	9 mins
Handforth Train Station	20 mins



DRIVE TIMES:

The Gym Group	2 mins
A555	2 mins
A34	2 mins
Total Fitness	4 mins
Handforth Train Station	6 mins
Cheadle Hulme Train Station	6 mins
Manchester Airport	10 mins
M56	10 mins
M60	10 mins
Stockport	15 mins
M6	20 mins
Manchester City Centre	25 mins




STANLEY COURT

STANLEY GREEN
COSTA COFFEE
TK-MAXX
Furniture Village
halfords **HOMESENSE** **B&Q**

HANDFORTH
NEXT **Pets at Home** **COSTA** COFFEE

HANDFORTH DEAN
M&S **TESCO** **JD** **Boots**
ALSO AVAILABLE: TIMPSON, CAR WASH, INPOST
LOCKERS & FUEL STATION



STANLEY COURT

EARL ROAD • HANDFORTH DEAN • WILMSLOW

Orbit
Developments

01625 588200
www.orbit-developments.co.uk

Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0326)