

BLOCK A
MANOR POINT
HOLMES CHAPEL

**LAST
REMAINING UNIT**
4,190 SQ FT
INCLUDING MEZZENINE

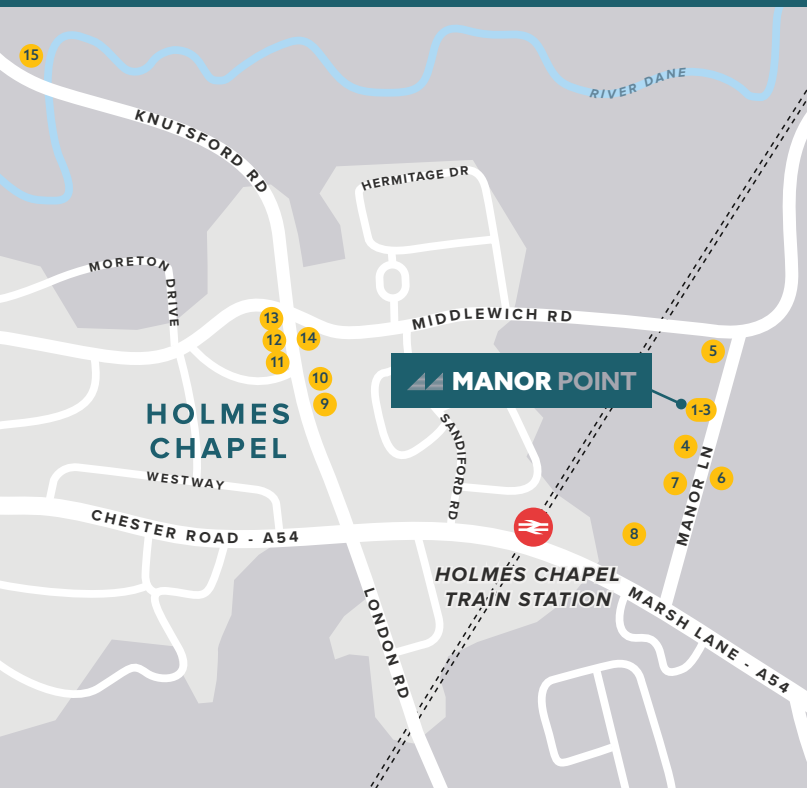


TO LET **TRADE COUNTER/BUSINESS UNITS**
RANGING FROM 1,894 TO 5,803 SQ FT

SITUATION

Manor Point 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.



LOCAL AMENITIES

- | | | |
|------------------------------------|----------------------------------|-----------------------------------|
| 1 Range Exchange | 6 Busy Bees Nursery | 11 Co-op |
| 2 Howdens | 7 Holmes Chapel Business Park | 12 Sainsbury's |
| 3 Screwfix | 8 JWC Health & Fitness | 13 Costa Coffee |
| 4 Aldi | 9 Post Office | 14 Barclays Bank |
| 5 Cheshire Pet Veterinary Practice | 10 The Old Red Lion Public House | 15 The Vicarage Freehouse & Rooms |

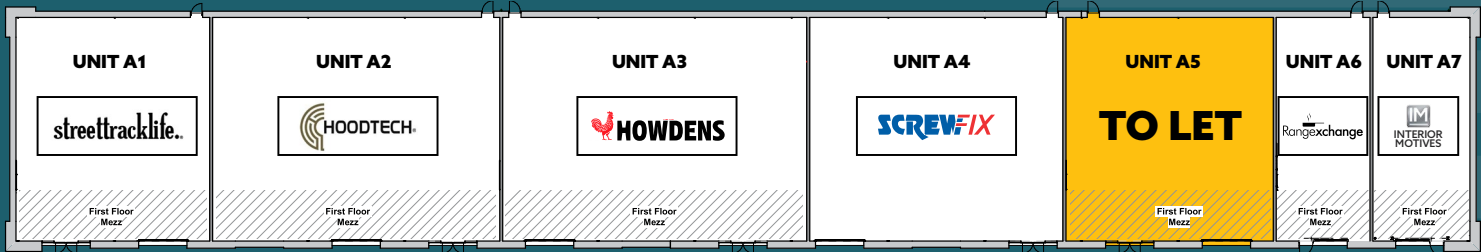




AVAILABILITY

BLOCK A

UNITS RANGING FROM 1,894 TO 5,803 SQ FT



The following floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

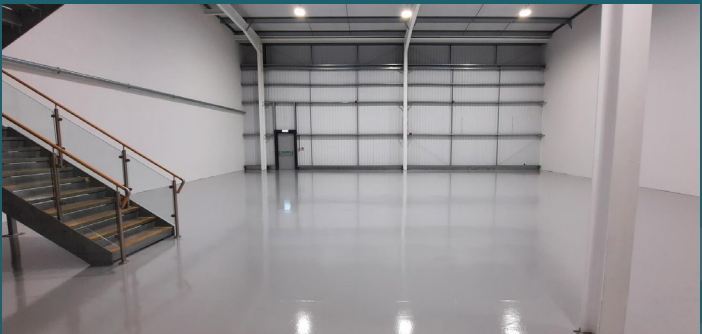


UNIT	AVAILABILITY	SQ FT	SQ M	PARKING
A1	Occupied by	streettracklife..		
A2	Occupied by	HOODTECH.		
A3	Occupied by	HOWDENS		
A4	Occupied by	SCREWFIX		
A5	TO LET	4,190	389	8
A6	Occupied by	Rangexchange		
A7	Occupied by	INTERIOR MOTIVES		

DESCRIPTION

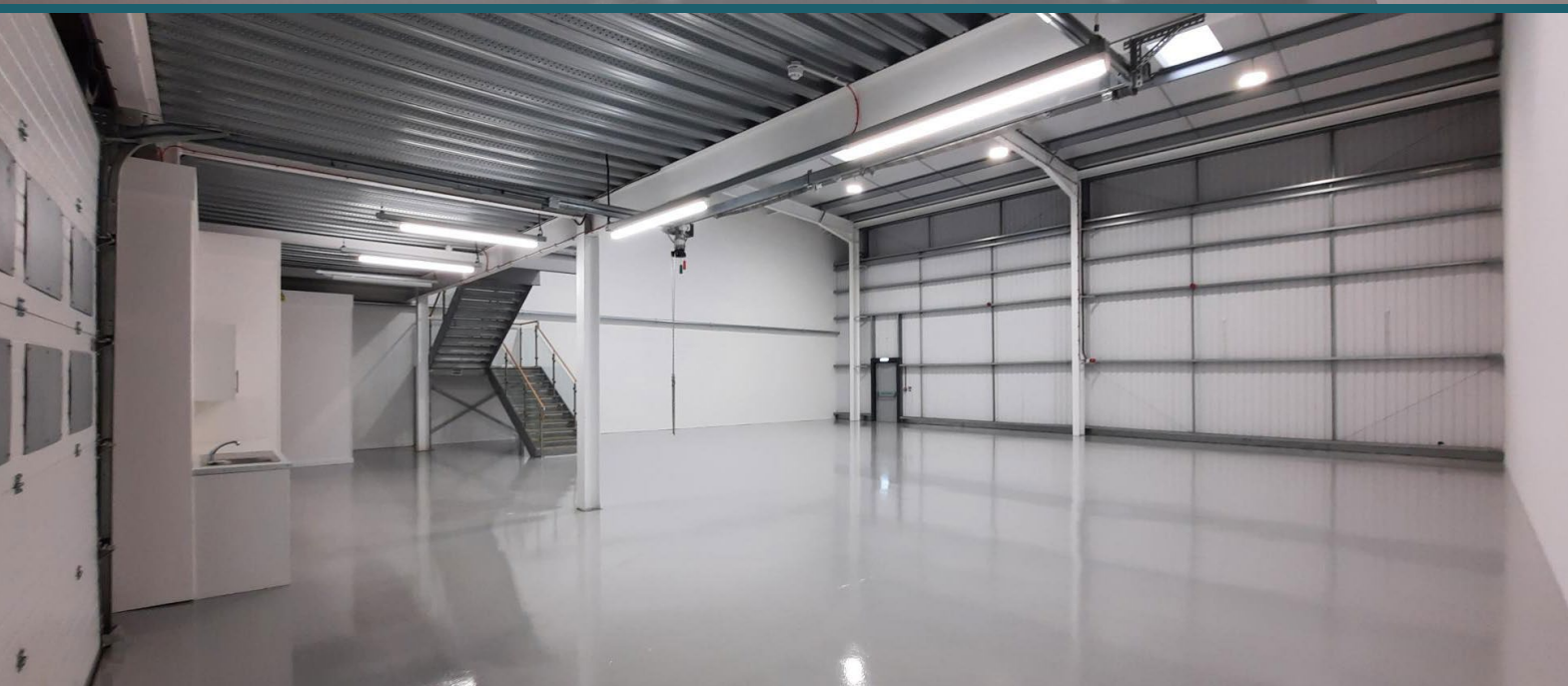
Block A consists of a modern row of units built to a high standard within the successful Manor Point development and offers the following specification:

- **STEEL PORTAL FRAME**
- **MEZZANINE FLOORS**
- **MINIMUM HEIGHT OF 6M TO EAVES**
- **3 PHASE POWER SUPPLY**
- **DEDICATED LOADING AND CAR PARKING AREAS**
- **HIGH QUALITY MIXED USE BUSINESS PARK ENVIRONMENT**



Block A 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**



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TERMS

The accommodation is available on a leasehold basis on terms to be agreed.

VAT

Vat will be payable on any transaction at the prevailing rate.

RENT

On application.

COSTS

Each part to be responsible for any costs incurred during transactions.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents Williams Sillitoe and Harris Lamb:

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