

Landmark House ●



Flexible office space to let.

- 100 - 10,000 sq ft
- 1 - 100 desks
- Meeting rooms to hire

Landmark House
0145 233 7977
bruntwood.com

MONMOUTH ROAD

bruntwood



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Situated in the desirable Cheshire village of Cheadle Hulme, Landmark House offers high specification offices with a wealth of amenities on the doorstep.

Whether you're a brand new start up or an established business, the building guarantees you a friendly and professional working environment and our on-site team are on hand to make sure everything runs smoothly, leaving you get on with running your business.

Landmark House has been refurbished both internally and externally and now offers a variety of excellent specification, flexible office suites within modern, contemporary space.

The building benefits from a large, inviting reception space and on-site meeting rooms available for hire.



On-site parking



Meeting rooms to hire



Customer service team



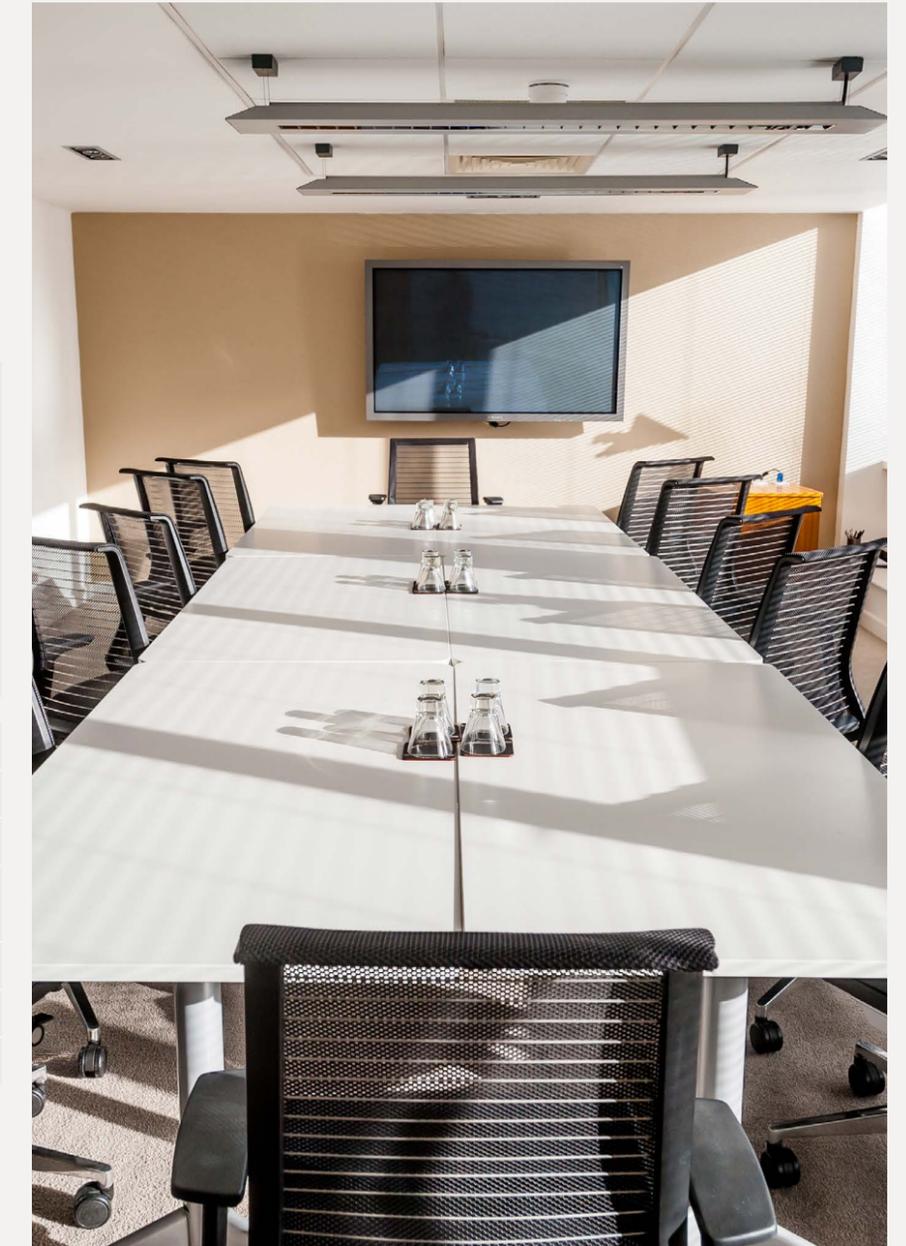
EPC rating – 70 band C

Specification:

- Open-plan suites
- Air conditioning
- Suspended ceilings
- Recessed modular lighting
- 3 part perimeter trunking
- DDA-compliant access

Amenities:

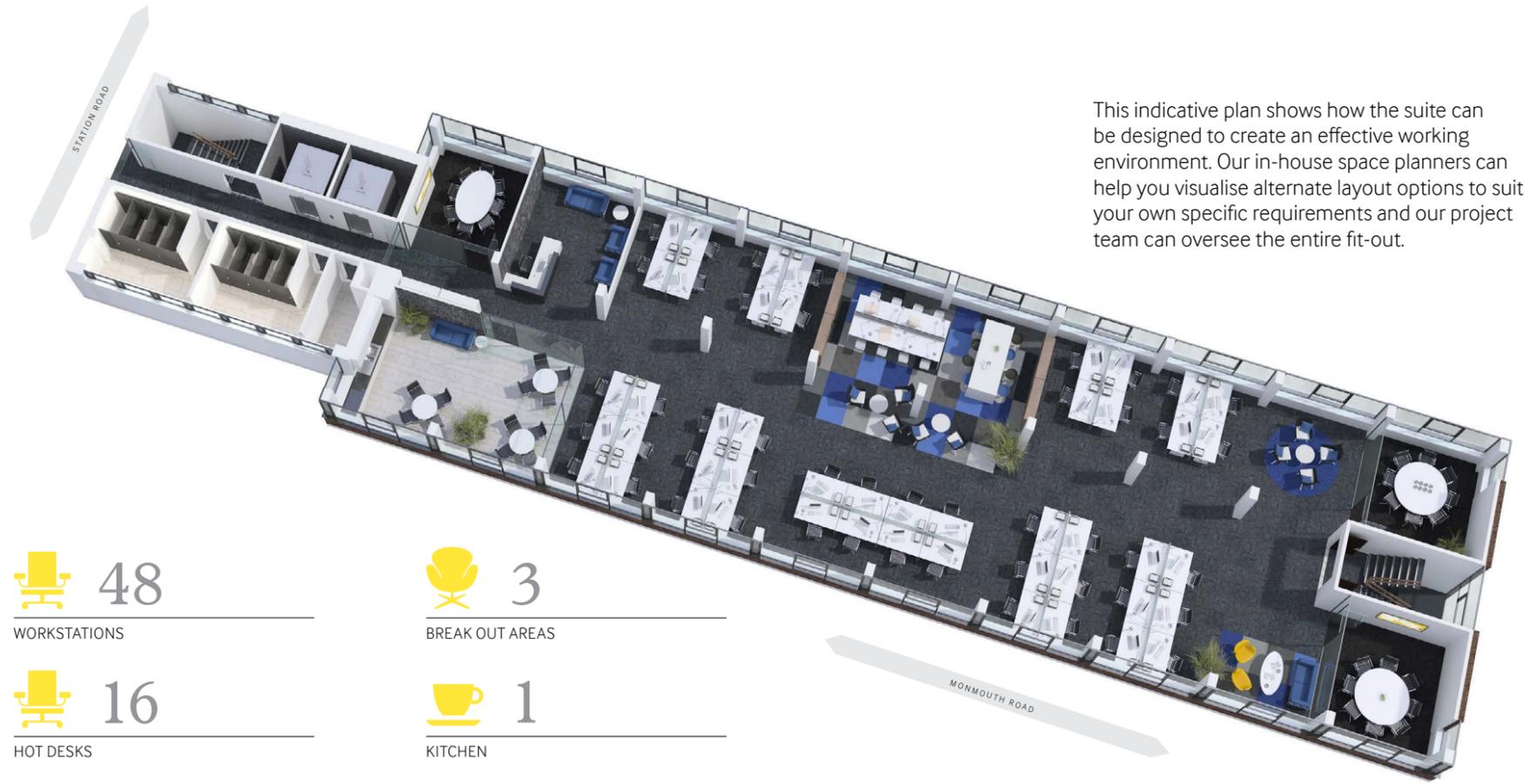
- 24 hour access
- On-site parking ratio 1:260 sq ft
- Meeting and conference facilities for hire
- Lift access
- Bicycle storage
- Shower facilities





The right space for your business

Landmark House ●



This indicative plan shows how the suite can be designed to create an effective working environment. Our in-house space planners can help you visualise alternate layout options to suit your own specific requirements and our project team can oversee the entire fit-out.

 48
WORKSTATIONS

 3
BREAK OUT AREAS

 16
HOT DESKS

 1
KITCHEN

 3
MEETING ROOMS

 1
RECEPTION AREA



Blank canvas office space

When it comes to your work space, first impressions count and this doesn't just apply to the creative sector or companies with clients who pay a visit from time to time.

But it's not all about image. How your staff feel about their work space is also crucial. Your staff are your brand ambassadors and a bright, vibrant and creative environment can also help inspire and boost productivity.

The office is also a place for you to showcase your corporate culture and live out your brand – a concept that is all too often overlooked.

To help you make the space distinctively your own, we openly encourage a collaborative approach to the design of your office. We want you to view the work space not as something to be taken 'off the-shelf' but more as a 'blank canvas' for you to turn your ideas of the perfect office into a reality.

[Here's some we made earlier...](#)



Location

Landmark House benefits from excellent transport connections, making commuting to and from the office simple.

Cheadle Hulme station is within easy reach for direct rail services to Stockport, Crewe, Stoke, Macclesfield and Manchester. For those driving, there is on-site parking available and the offices are a 10 minute drive from Manchester Airport and the M56 motorway.

There are plenty of shops, restaurants and bars on the doorstep, including a Gusto restaurant based on the ground floor. You can also find the popular retail destinations of the Cheadle Royal/John Lewis and the Handforth Dean retail park within a short driving distance.



 1 min

WALK TO THE TRAIN STATION

 5 miles

TO MANCHESTER AIRPORT

 5 miles

TO M56 MOTORWAY

 3 miles

TO M60 MOTORWAY



Amenities

- 01 The John Millington
- 02 Flint Sandwich Bar
- 03 Tesco Express
- 04 ATM
- 05 Station 22 Mezze Bar
- 06 Dagostino Pizza & Pasta Bar
- 07 Post Office
- 08 The Chiverton Tap
- 09 Waterhouse's Food Market
- 10 Istanbul Grill
- 11 Waitrose
- 12 Hudson's Coffee Shop
- 13 Costa
- 14 RBS
- 15 Subway
- 16 Rainbow 88
- 17 Asda
- 18 Centre Pharmacy
- 19 La Casetta
- 20 The Kings Hall
- 21 Alternative Sandwiches
- 22 Pizza La Vita
- 23 Platform 5



Landmark House

Manchester Airport Relief Road
 Due for completion in 2017, the relief road will connect the A6 at Hazel Grove to the M56 at Manchester Airport via the existing A555 in Bramhall. It is set to significantly reduce congestion in the area providing easier access into Cheadle Hulme.

Landmark House
 Station Road
 Cheadle Hulme
 Cheadle
 SK8 7BS



Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

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For more information please call us or visit the website

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