



The Place

Mill Lane, Alderley Edge, SK9 7TY

**High quality serviced
office's in the prominent
area of Alderley Edge.**

924 sq ft
(85.84 sq m)

- NEW AVAILABILITY
- All-Inclusive Rents
- Superfast Broadband
- EV Charging Ports
- Free Off Road Parking
- Meeting Room
- Semi-Rural / Alderley Edge Location

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Summary

Available Size	924 sq ft
Rent	£2,500 per month All inclusive rent.
Business Rates	Occupiers likely eligible for 100% small business rates relief.
EPC Rating	B

Description

The Place, located in Alderley Edge Cheshire. A Property finished to an impeccable standard in a rural setting whilst being central for the train in to Manchester City Centre and motorway network. The space is carefully designed with wellbeing as a focus for the different businesses, being in a rural setting you enjoy Cheshire countryside views from each office suite. You will find the exclusive space perfect for working, entertaining and confidential off-site meetings. Entrepreneurs will appreciate its contemporary, interior-designed space to bring together clients for meetings, supported by lightning-fast broadband connectivity. There is ample complimentary parking, breakout areas and use of the well stocked kitchen space. Currently advertised is Suite 9 which will be ready for occupation from October 1st 2026.

Accommodation

Name	sq ft	sq m	Availability
2nd - Office 9	924	85.84	Available
Total	924	85.84	

Location

Set within Cheshire's Golden Triangle. Alderley Edge is one of South Manchester's most desirable and prestigious locations offering a broad cross section of retail, restaurants, country pubs and business facilities making it an ideal location for businesses. The village is well-connected to major road networks, Manchester Airport and Alderley Edge train station, allowing for excellent communications across South Manchester and beyond.

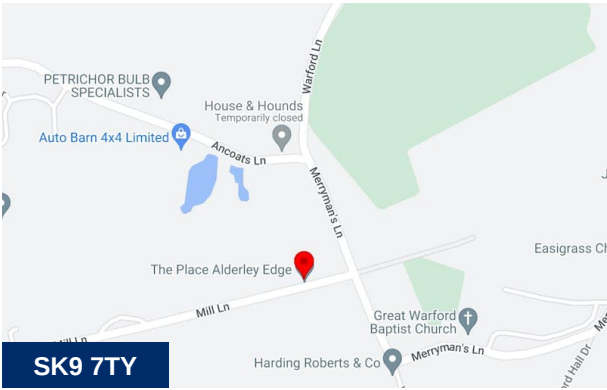
The property occupies an idyllic rural setting in the historic and charming village of Great Warford, three miles west of Alderley Edge. The property benefits from roadside frontage, prominently positioned at the junction of Mill Lane and Merryman's Lane, with views over the Cheshire Plain. Mill Lane connects to the A537 (Chelford Road) approximately one mile to the south west and to the A34 (Alderley Edge Bypass) approximately three miles to the north east. The A537 connects Knutsford and Macclesfield, with the A34 providing a direct route to Manchester City Centre to the north and Stoke-On-Trent to the south. The closest train station is at Alderley Edge (10-minute drive) which is served by Northern Rail and sits on the Crewe-Manchester line with regular services into Manchester Piccadilly with a journey time of approximately 30 minutes. Mobberley and Wilmslow train stations are also within an 11 and 12 minute drive respectively.

Viewings

Viewing strictly by appointment only.

Terms

The premises are available on a suite by suite bases for a minimum term of 12 months.



Viewing & Further Information



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