



SANDFIELD HOUSE

WATER LANE | WILMSLOW | SK9 5AR

SET WITHIN A GATED COMMUNITY

Sandfield House is a prestigious office set within a gated courtyard area with on-site parking as well as a bicycle storage hub for those looking to cycle to work. It provides high-quality, open plan offices over three floors.

Boasting a modern reception area, secure swipe-card entry system and building manager, the available office suites boast: a fresh, light interior, suspended ceilings with LED lighting, full access raised floors and air-conditioning.

Situated just off Water Lane amongst trendy retailers, bars and restaurants, the property is perfectly positioned for business lunches or post work drinks while the location of the town provides excellent transport links for clients and employees alike.



THE WORKSPACE BENEFITS FROM THE FOLLOWING SPECIFICATION:



Air-conditioning



Full access raised floors



Suspended ceilings with LED lighting



13-person passenger lift



Building Manager



Male, female & disabled WC's



Gated on-site parking



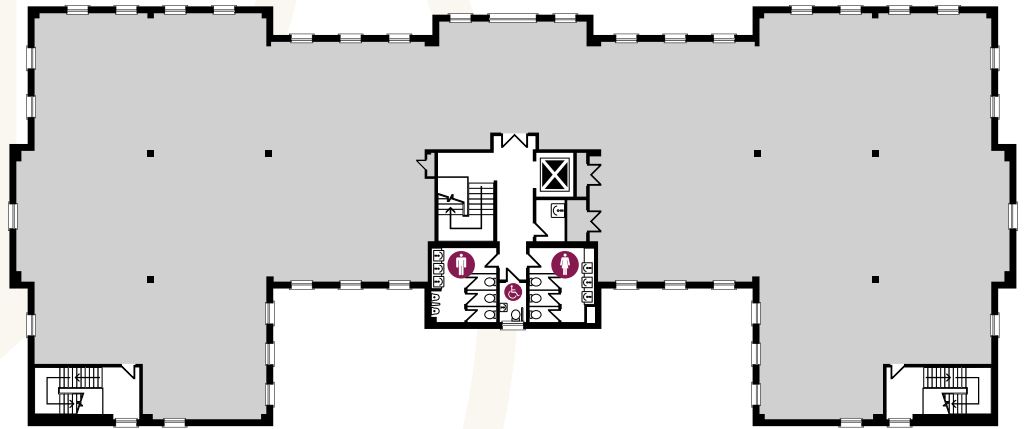
On-site CCTV with 24-hour access via swipe card



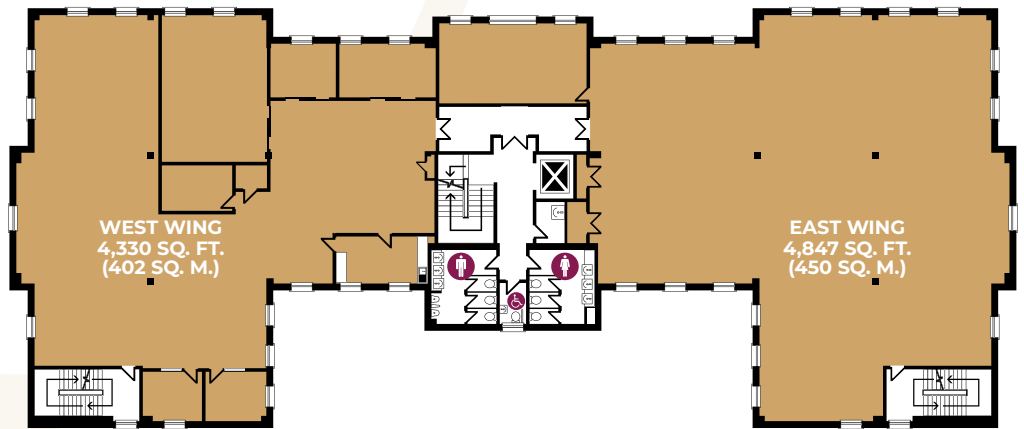
Bicycle hub storage area



SECOND FLOOR

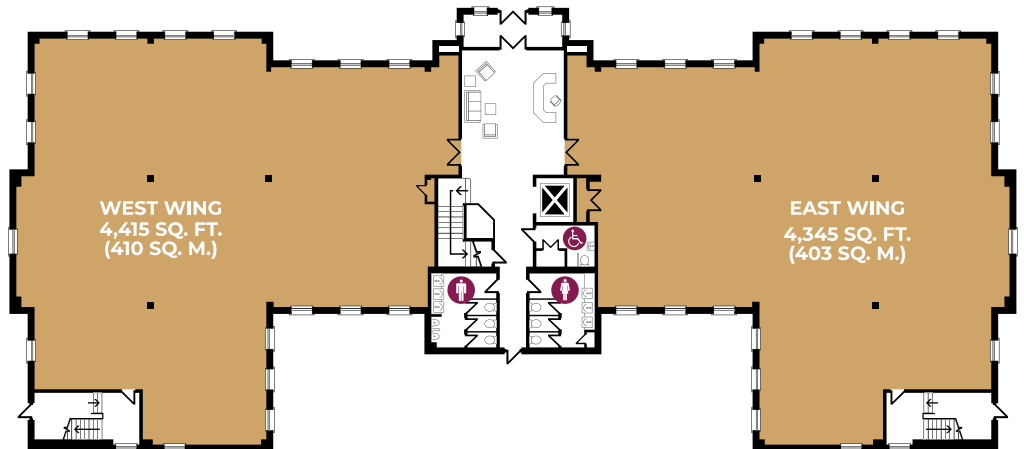


FIRST FLOOR



AVAILABILITY

GROUND FLOOR



| FLOOR | SQ FT | AVAILABILITY |
|-----------------------|--------------|---------------|
| Second (whole) | 9,231 | Occupied |
| First (East wing) | 4,847 | TO LET |
| First (West wing) | 4,330 | TO LET |
| First (whole) | 9,177 | TO LET |
| Ground (East wing) | 4,345 | TO LET |
| Ground (West wing) | 4,415 | TO LET |
| Ground (whole) | 8,760 | TO LET |

IN THE HEART OF WILMSLOW



Smoke Cafe & Bar

Located in the heart of Cheshire, Wilmslow is an affluent area boasting a great deal of opulent restaurants, cafés and shops within its town centre.

Department store Hoopers has a prominent store within the town centre whilst other popular retailers include Boots, Waterstones, Bang & Olufsen and Sweaty Betty.



The Rex Cinema



Gail's



Wilmslow Town Centre



Juniper Brasserie

Big coffee shops, such as Costa Coffee, Starbucks and Caffé Nero are dotted around the town centre, as well as many independents such as Rise, Nourish and The Old Garages. All of these provide the perfect location for an informal business meeting or a coffee and chat. Whilst restaurants Unico Lounge, Miller & Carter, Easy Fish and Cibo are ideal for business lunches.

For lunch or as a post work treat, your staff will benefit from the numerous food outlets the town offers such as Gail's, 900 degrees, Juniper and Pizza Express with Sainsbury's, Waitrose, Tesco Express, Co-op and M&S Food providing lunch on the go.

COMMUTING MADE EASY

EXCELLENT CONNECTIONS

Wilmslow benefits from being close to the A34 bypass which runs past the town connecting to the M60 and Manchester City Centre, whilst the M6 and M56 are a short car journey away.

Manchester Airport is within a 9 minute drive to Wilmslow (via the A555 Ringway Road) which offers flights to over 200 destinations worldwide.

Wilmslow train station offers direct and frequent services to Manchester Piccadilly (25 minute travel time), Stockport (15 minute travel time) and London Euston (2 hour travel time).

CONNECTIVITY



WALKING:

Wilmslow Train Station **5 mins**
(Trains to Manchester and London Euston)
Post Office **7 mins**
Waitrose **4 mins**
Broadway Car Park **7 mins**



DRIVE TIMES:

Manchester Airport **9 mins**
Manchester City Centre **25 mins**
Liverpool **1 hour**



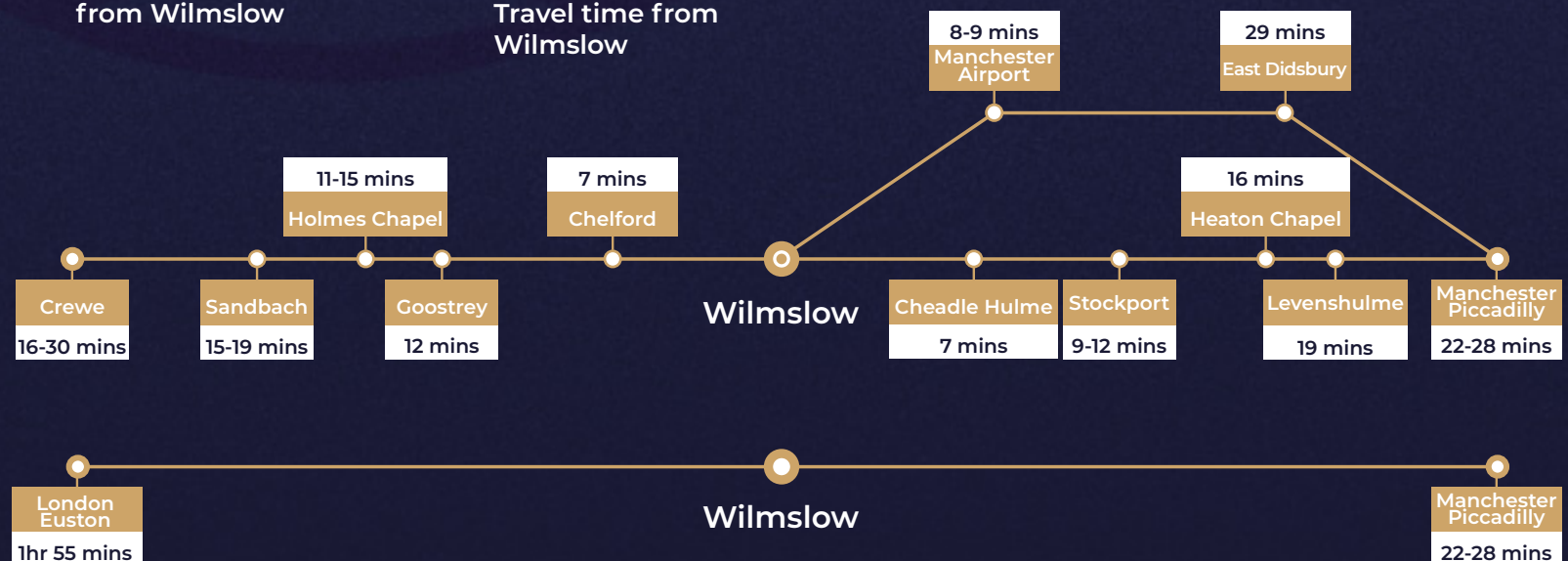
MOTORWAY DRIVE TIMES:

A34 **2 min**
A555 **5 min**
M60 **12 mins**
M56 **13 mins**
M6 **28 mins**

TRAIN TRAVEL TIMES

➤ Crewe - Manchester train line. Travel time from Wilmslow

➤ London to Manchester - West Coast main line. Travel time from Wilmslow





KEY AMENITIES

CAFÉS, RESTAURANTS AND BARS IN ADDITION TO A BROAD RETAIL OFFER ENSURES THAT STAFF HAVE CHOICE THROUGHOUT THE DAY AND INTO THE EVENING.

- | | | |
|----------------------|---------------------------|--------------------------|
| 1. Lusso | 11. Coach & Four | 20. Caffé Nero |
| 2. Zumu Sushi | 12. Revolution | 21. Wine Cellar |
| 3. The Easy Fish Co. | 13. Costa Coffee | 22. Suburban Green |
| 4. Wood Fire Smoke | 14. M&S Food | 23. Nourish |
| 5. Smoke | 15. Miller & Carter | 24. Just Between Friends |
| 6. Juniper | 16. Mil's Burger & Shakes | 25. Unico Lounge |
| 7. Rise | 17. Sotto | 26. The Grove |
| 8. Water Lane Café | 18. Eastern Revive | 27. Starbucks |
| 9. Casa Italia | 19. King William | 28. Cibo |
| 10. Pizza Express | | 29. Petit Delice |



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Orbit
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