

Ladyfieldhouse

ADJACENT TO WILMSLOW TRAIN STATION | ON-SITE PARKING | AIR-CONDITIONED



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Description

Ladyfield House is an impressive office building ideally situated in Wilmslow town centre, adjacent to the mainline train station providing direct and frequent services to London Euston and Manchester Piccadilly.

The property provides on-site car parking and is a short walk from the retail heart of Wilmslow featuring Starbucks, Gail's Bakery, Waitrose, Tesco Express, Nourish and Rise as just some of the amenities easily accessible to employees and visitors alike.

The workspace and common areas have been recently refurbished and provides a range of suites ideal for SME's looking for office space in a central location. The property is also connected to superfast broadband and many suites offer the benefit of existing cabling, air-conditioning and ancillary offices.

Specification

- Town centre location next to Wilmslow train station
- On-site car park
- Superfast broadband connectivity



Location

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

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.



Example Tenent Office Fit out



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Cafés, restaurants and bars in addition to a broad retail offer ensures that staff have choice throughout the day and into the evening.

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

