

VENTURE HOUSE

Water Lane, Wilmslow SK9 5AW

VENTURE HOUSE

No 44

COURTHILL HOUSE

P
One-way street
One-way street
One-way street

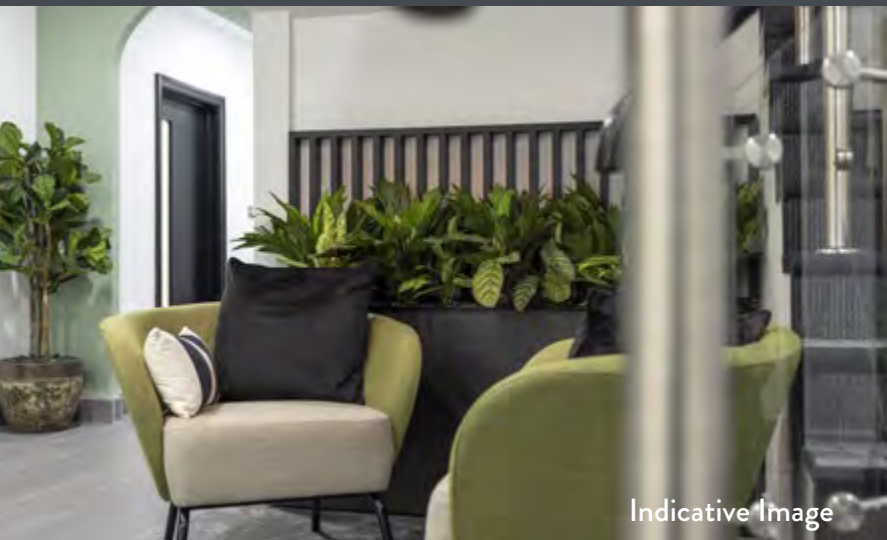




Office space **WITH** PROMINENCE



Indicative Image



Indicative Image



VENTURE HOUSE

Situated in the centre of Wilmslow, Venture House benefits from excellent prominence to Water Lane, an emerging food and drink destination in the town centre boasting high quality restaurants, cafés and eateries.

The first and second floors can be leased separately or together as a unique self-contained opportunity.

Specification

- New LED lighting
- Full access raised floors
- Refurbished W/C's

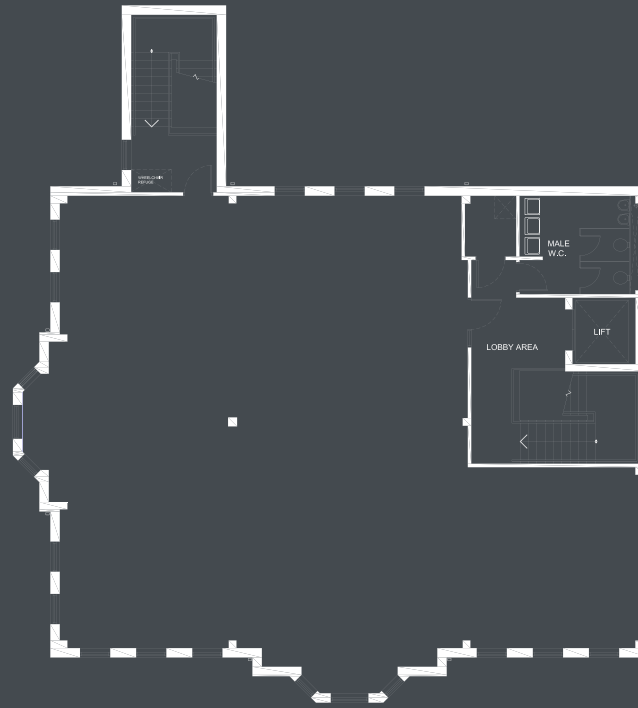
The building also benefits from:

- New entrance lobby
- Passenger Lift
- On-site car parking



FIRST FLOOR

2,077 sq ft (193 sq m)



SECOND FLOOR

2,185 sq ft (203 sq m)



SPACE PLAN

Ratio 1:9 sq m Occupancy



Wood • Fire • Smoke

ABUNDANT local AMENITIES



Gail's



Situated in the Cheshire town of Wilmslow, Venture House benefits from a vast number of amenities on its doorstep.

Convenience stores such as Tesco Express, Sainsbury's and Waitrose are within walking distance alongside cafés like Just between friends, Caffè Nero, Costa Coffee and Starbucks. Popular bakery Gail's is located on the ground floor of the building.

Local bars and restaurants include Italian restaurants Piccolino, Cibo and Wood, Fire Smoke and Zumu Sushi and Nourish for the more health conscious diner.



Just between friends

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 5 minute drive to Wilmslow 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 **2 mins**
Waitrose **3 mins**
Broadway Car Park **5 mins**



DRIVE TIMES:

Manchester Airport **12 mins**
Manchester City Centre **25 mins**
Liverpool **1 hour**



MOTORWAY DRIVE TIMES:

A34 **2 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



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 | 17 Piccolino |
| 2 Zumu Sushi | 18 Eastern Revive |
| 3 The Easy Fish Co. | 19 King William |
| 4 Wood Fire Smoke | 20 Nourish |
| 5 Smoke | 21 Wine Cellar |
| 6 Juniper | 22 Suburban Green |
| 7 Rise | 23 Barinda |
| 8 Water Lane Café | 24 Caffé Nero |
| 9 Casa Italia | 25 Just Between Friends |
| 10 Pizza Express | 26 Unico Lounge |
| 11 Coach & Four | 27 The Grove |
| 12 Wrap Studio | 28 Starbucks |
| 13 Costa Coffee | 29 Cibo |
| 14 M&S Food | 30 Petit Delice |
| 15 Miller & Carter | 31 Gail's |
| 16 Mil's Burger & Shakes | |

← ≡ To Manchester

A34

≡ Wilmslow Station

A34

≡ To Crewe →

Waitrose

TESCO Express

Sainsbury's

← 🚗 Manchester Airport, M56 Junction 6

VENTURE HOUSE



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CONTACT US

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