



contemporary office space **to let** from 2 persons



CONTEMPORARY OFFICE SPACE IN THE HEART OF WILMSLOW



Blackbox is a 3 storey office building offering a contemporary working environment, the building is ideally located on Beech Lane in Wilmslow town centre; a thriving business and retail destination.

Blackbox offers high quality, flexible office accommodation meeting the requirements of modern businesses.

Wilmslow is an established commercial hub with a growing business and retail presence. Occupiers include: CHF, Citation, TT Games, Knights 1759, Team Ineos and Umbrella.





Specification

- Refurbished to a high standard
- Perimeter heating
- Meeting room available to hire
- Suspended ceilings
- 8 person passenger lift
- Male, female, disabled WC's
- Kitchen facilities
- Carpeted throughout
- Double glazed
- On-site parking
- Monitored 24-hour access control system with CCTV
- High quality fixtures, fittings and finishes
- Bicycle storage

Tenure

The office suites are available on either short term managed licences or longer term leases.





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 Easy Fish | 16 Mil's Burger & Shakes |
| 2 Chilli Banana | 17 Sotto |
| 3 Sarafina | 18 Eastern Revive |
| 4 Wood Fire Smoke | 19 Brewhouse and Kitchen |
| 5 Smoke | 20 Anthology |
| 6 Juniper | 21 Shepherds |
| 7 Rise | 22 Suburban Green |
| 8 Kalo's | 23 Nourish |
| 9 Casa Italia | 24 Zumu Sushi |
| 10 Pizza Express | 25 Caffè Nero |
| 11 Coach & Four | 26 The Old Dancer |
| 12 Revolution | 27 Unagi |
| 13 Costa Coffee | 28 Cibo |
| 14 M&S Food | 29 Petit Delice |
| 15 Miller & Carter | |

Location

Wilmslow is in close proximity to the M56 and M60 motorways and provides easy access to the M6 via the A556. Manchester Airport is less than 5 miles from Wilmslow and can be reached in approximately 10 minutes by car via the A538 (Altrincham Road) and Junction 6 of the M56.

Wilmslow railway station is a 10 minute walk from Blackbox offices, which provides direct and frequent InterCity train services to London Euston, with a journey time of under two hours.

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Why Wilmslow?

Wilmslow offers a variety of shopping amenities including a variety of niche boutiques, plus a range of high street brands including Boots, WHSmith, Starbucks and Caffè Nero. Food retailers in the town centre include Sainsbury's, Co-op Food, Tesco Express and Waitrose. Restaurants such as, Pizza Express, Cibo, Casa Italia, Easy fish Co and Nourish are within a short walk of the Blackbox offices.

