



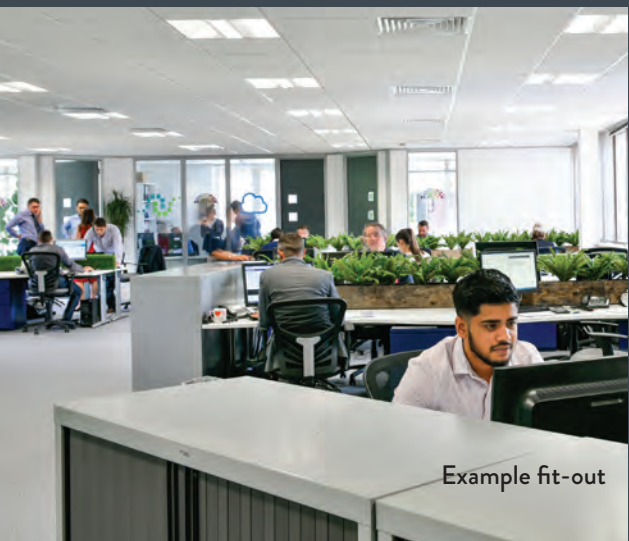
BOLLINHOUSE

RIVERSIDE BUSINESS PARK | WILMSLOW | SK9 1DP

BOLLIN HOUSE



Office space **WITH** CONVENIENCE



Example fit-out



Reception



Example fit-out



A GREAT PLACE TO PLAY

Situated in the Cheshire town of Wilmslow, Riverside Business Park benefits from a wide range of amenities on its doorstep.

Convenience stores such as Waitrose, Sainsbury's and Tesco Express are within walking distance alongside cafés and coffee shops: like Costa, Casa Italia, Caffé Nero, Starbucks, Just Between Friends and the Service Course Wilmslow.

Local bars and restaurants include fish restaurant Easy Fish, Italian restaurants Sotto, Cibo and Wood Fire Smoke, with Smoke Cafe & Wine Bar, Juniper, Zumu Sushi and Nourish for the more health conscious diner.



GROUND FLOOR - 3,078 SQ.FT.

Riverside Business Park is a professional and tranquil business environment and home to occupiers to include Knights plc, Make Events, Fluid Power, Leap 29 and Banks & Lloyd Shipping.

The space available on the Ground Floor benefits from 24/7 security with on-site CCTV and 24 hour access with swipe card. There is also an abundance of on-site parking with a ratio of 1:227 sq.ft. A bicycle hub is also available for anyone looking to cycle to work.

The workspace benefits from the following specification:

- Fully air-conditioned
- Full access raised floors
- Suspended ceilings with LED lighting





All photos show example fit-outs

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 mins**
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



← ⇄ To Manchester

← 🚗 Manchester Airport, A555 Ringway Road

A34

🚂 Wilmslow Station

A34

⇄ To Crewe →

BOLLIN HOUSE

Waitrose

TESCO Express

Sainsbury's

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

← 🚗 Manchester Airport, M56 Junction 6



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CONTACT US

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