

WILMSLOW HOUSE



SUITES FROM 715 SQ.FT. | SUPERFAST BROADBAND | ON-SITE PARKING

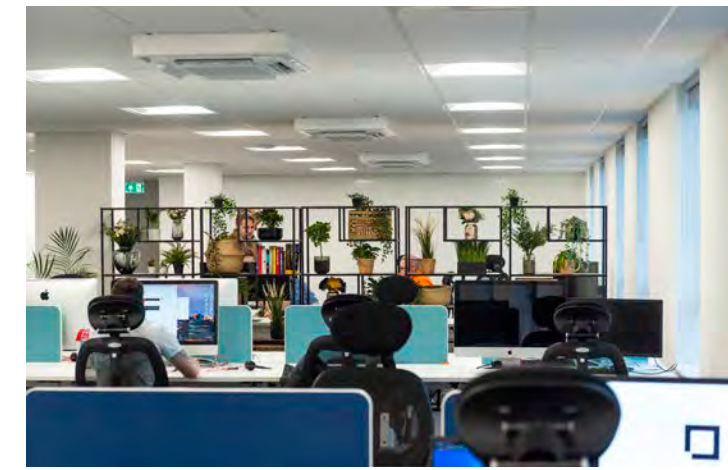
IDEAL FOR BUSINESS IN A PRIME TOWN CENTRE LOCATION

Wilmslow House is conveniently located just off Water Lane and Grove Street in the centre of Wilmslow, Cheshire. Located in a prosperous area, Wilmslow House is the ideal property for a growing business looking to join a lively town centre. The three-storey office property provides a mix of suites starting from 715 sq ft with on-site car parking.

With 24-hour access all within an all-inclusive package, Wilmslow House is perfect for a small business looking to establish themselves in one of South Manchester's most sought-after locations.

Helping you to grow your business

Wilmslow House is very well connected and offers superfast broadband with good value packages ranging from 30mb to 100mb, any broadband speed you need to run your business a package can be tailored to your needs!



Example tenant fit-outs



**VIBRANT TOWN CENTRE
PACKED WITH AMENITIES**



**ONE OF THE MOST SOUGHT-AFTER LOCATIONS
IN SOUTH MANCHESTER**

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

Convenience stores such as Tesco Express, Sainsbury's and Waitrose are all within walking distance alongside cafes like Casa Italia, Costa Coffee and Starbucks.

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

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



THE PERFECT LOCATION



Wilmslow is well positioned with several major link roads passing through the town. The nearby A555 Airport Link Road provides a direct route to Manchester Airport with a drive time of under 10 minutes.

The A34 bypass runs directly past the town centre, connecting Wilmslow to Manchester city centre to the north and Stafford to the south. The town is also within a short driving distance to the M6, M56 and M60 motorways.

With its excellent road links, Wilmslow is easily accessible from most locations across South Manchester and East Cheshire.



Wilmslow is well served by a number of bus routes, further connecting the town to other key areas, offering excellent public transport amenities for employees commuting from Manchester, Macclesfield, Didsbury, Hale, Altrincham and Alderley Edge.



Wilmslow train station is located a short walk from Wilmslow House, providing frequent and direct services to Manchester Piccadilly, Stockport and London Euston, with travel time into the capital under 2-hours.

WALKING:

- Wilmslow Train Station (Trains to Manchester and London Euston) 7 mins
- Waitrose 4 mins
- Post Office 3 mins
- Broadway Car Park 5 mins

DRIVE TIMES:

- Manchester Airport 8 mins
- Manchester city centre 25 mins
- Liverpool 1 hour

MOTORWAY DRIVE TIMES:

- A34 2 mins
- M60 12 mins
- M56 13 mins
- M6 28 mins
- Manchester Airport 8 mins

Wilmslow is less than five miles from Manchester airport where over 100 airlines offer direct flights to over 225 destinations worldwide, more than any other UK airport.



OFFICE



RETAIL



INDUSTRIAL

Orbit Developments have been providing high quality, affordable business space for over 50 years.
We believe in offering all of our customers the very best in workspace.

We develop, let and manage all of our own properties, allowing us to oversee the whole letting and management process seamlessly.

Nobody knows the South Manchester office market like we do. Whether you need a one-person office or a whole building, we have the right workspace for you.

2,000+
customers

8,000,000+ sqft
portfolio

230 individual
schemes

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