

**one** **kingsclose**  
WILMSLOW SK9 5AJ

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**TO LET**

Self contained office building with parking, in the centre of Wilmslow

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**FROM 2,183 SQ FT TO 10,814 SQ FT**



## DESCRIPTION

No. 1 Kings Close represents Wilmslow's premier business destination. It is a self contained, 3 storey office building with secure parking, located in the town centre of Wilmslow, surrounded by a wide range of high quality retail and leisure amenities.

The whole building offers fantastic office space from 2,183 sq ft to 10,814 sq ft. and provides the opportunity for a business to occupy modern air conditioned premises in the heart of Wilmslow town centre.





# SPECIFICATION

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- Full accessed raised floors
- Air-conditioning
- LG7 lighting
- DDA compliant
- High speed passenger lift
- High quality showers
- Stunning full height glazing
- Secure car park



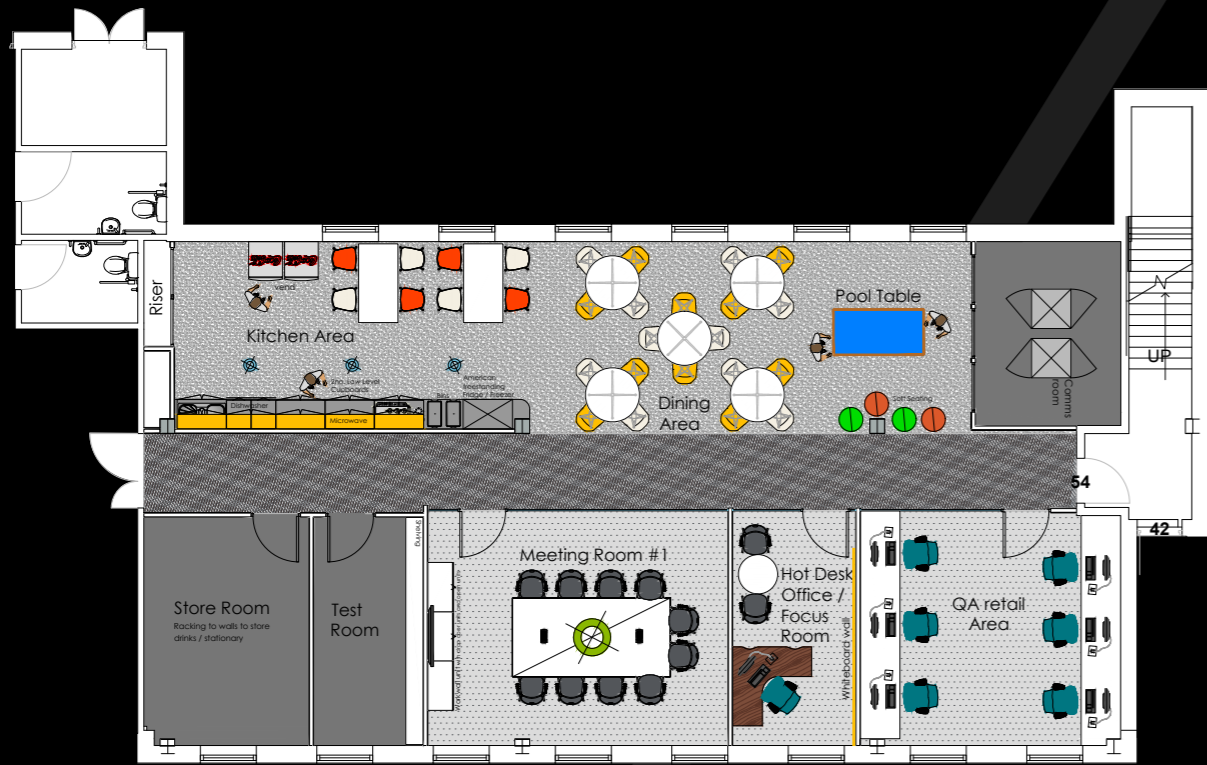


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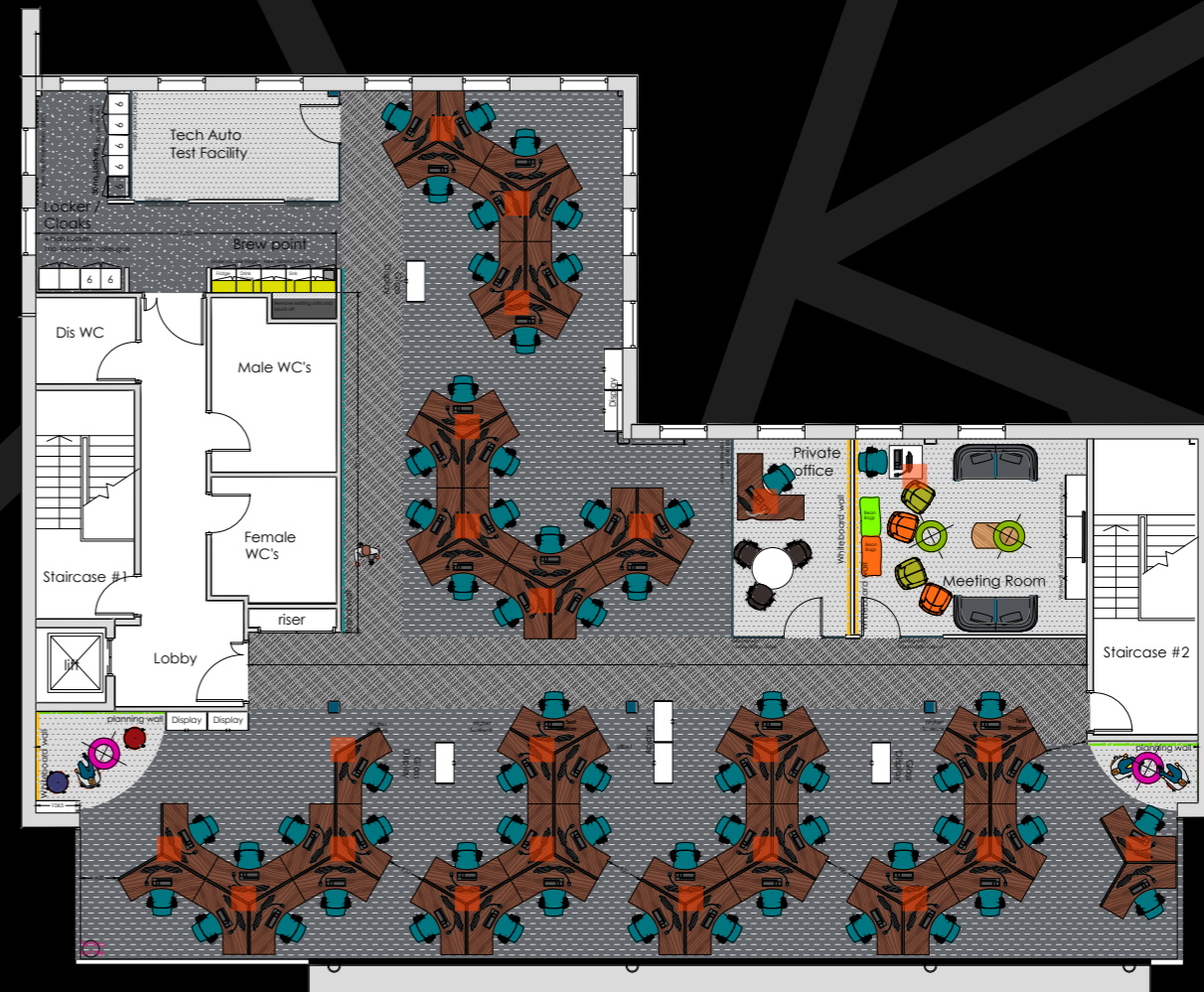




# INDICATIVE SPACE PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## ACCOMMODATION

FLOOR	SQ FT	SQ M
Reception	416	38.6
Ground	2,183	202.8
First	4,147	385.2
Second	4,068	377.9
<b>TOTAL</b>	<b>10,814</b>	<b>1,004.6</b>



# LOCATION

One Kings Close is located off Water Lane in the heart of Wilmslow town centre, just a short walk from Grove Street, Wilmslow's pedestrianised shopping area and Wilmslow Train Station.

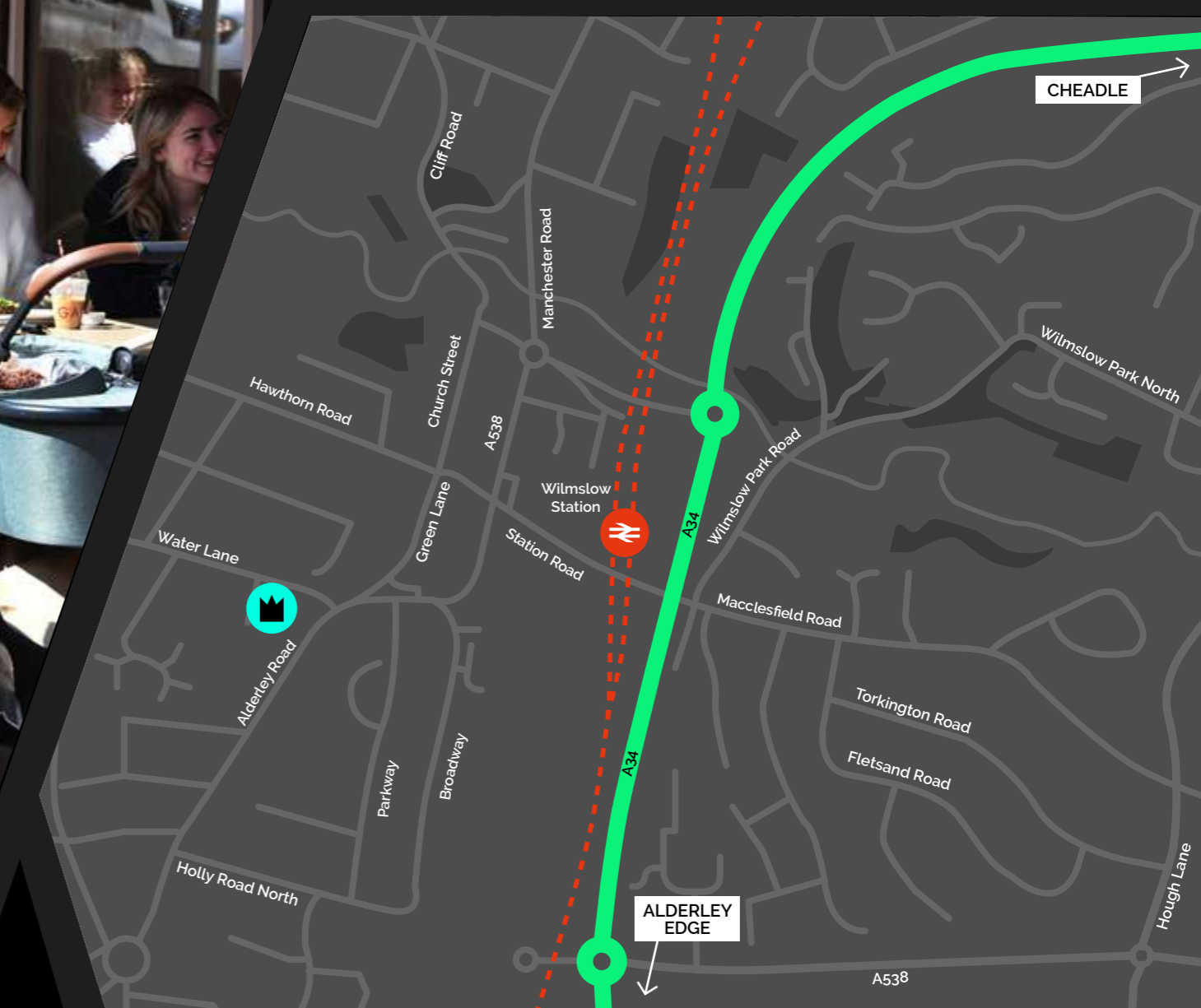
Water Lane links to Alderley Road, and then the A34, which connects to the M60 in the north and the M6 to the South.

## DRIVE TIMES

Alderley Edge	7 mins	2.5 miles
Manchester Airport	9 mins	4 miles
M60	10 mins	5.8 miles
Stockport	19 mins	9.5 miles
Manchester City Centre	25 min	12 miles

## TRAIN (Wilmslow Station)

Stockport	12 mins
Manchester Airport	14 mins
Manchester Piccadilly	27 mins
London Euston	1 hr 54 mins







WAITROSE

NATWEST

BOOTS

TESCO EXPRESS

GREGGS

COSTA COFFEE

UNICO LOUNGE

STARBUCKS

THE REX CINEMA

HOOPERS

PIZZA EXPRESS

WATER LANE

ALDERLEY ROAD

JUNIPER

SWEATY BETTY

CO-OP

GAIL'S BAKERY





# FURTHER INFORMATION

## TERMS

The accommodation is available via a sub-lease or assignment of an existing lease which expires on 12 November 2024, at a rent of £23 per sq ft.

## PARKING

22 car parking spaces available at a cost of £600 per space per annum.

## EPC

An EPC report is available on request.

## SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the building, if split.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful occupier.

## CONTACT

To discuss the property further please contact the agents:



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07766 003 311



JOE RIGBY  
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