



40 Water Lane

Wilmslow, SK9 5AP

Fully fitted office space in central Wilmslow set over two floors with parking.

6,016 sq ft
(558.90 sq m)

- Fully Fitted Space
- Central Wilmslow
- On Site Parking
- Close to Amenities
- Easily Accessible for Commuters

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Summary

Available Size	6,016 sq ft
Passing Rent	£14.76 per sq ft
Rates Payable	£7.40 per sq ft
Rateable Value	£87,000
Service Charge	£4.24 per sq ft
Car Parking	£585 per space / annum The lease includes 11 car parking spaces.
EPC Rating	C (53)

Description

40 Water Lane is a Grade A Office building in central Wilmslow, the building conveniently set back from Water Lane with parking and drop off to the front of the building. The building is DDA compliant with a passenger lift in the buildings reception. The office space available benefits from a high quality fit out and is arranged over two floors. The 2nd floor provides a reception area and predominantly open plan workspace, with a board room and a number smaller, private offices/meeting rooms as well as a kitchen area. The 3rd floor provides good work space with private offices, meeting rooms and superb break out space with shower facilities. Parking is available to the front of the building as well as further parking in the multi-storey car park immediately adjacent to the building.

Location

Water Lane is in central Wilmslow and is ideally positioned for access to motorways, the railway station (approx. 5 minute walk), the A34 towards central Manchester and of course the nearby Manchester Airport. The town itself is an affluent, vibrant town with a host of shops, bars and restaurants ranging from large chain stores to small independents. Wilmslow is located on the West Coast Mainline with the direct links to Manchester (18 mins) and London Euston (1hr 59 mins)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	4,080	379.04	Available
3rd	1,981	184.04	Available
Total	6,061	563.08	

Specification

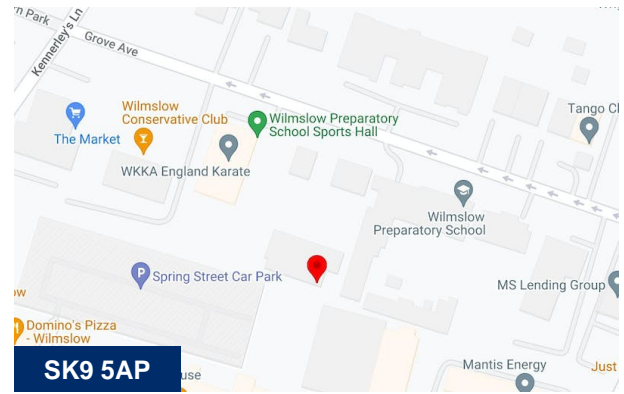
Full access raised floors
Air-conditioning
Passenger lift

Viewings

Strictly by appointment with sole agent Hallams Property Consultants.

Terms

The premises are available by way of a sub-lease or assignment of the existing lease expiring 28th June 2025.



Viewing & Further Information



Anthony Howcroft

01625 262222 | 07801 850212
ahowcroft@hallams.com



Matthew Fairhurst LLB (Hons)

01625 262 222
mfairhurst@hallams.com