

SANDFIELD HOUSE

WATER LANE | WILMSLOW | SK9 5AR



INNOVATIVE WORKSPACE IN WILMSLOW

Sandfield House





FRESH OFFICES, THRIVING FIRMS

Sandfield House provides a prestigious office setting within a gated courtyard, with on-site parking and a bicycle storage hub. The building's recent updates ensure a fresh, contemporary workspace that seamlessly blends style and functionality.

THE WORKSPACE BENEFITS FROM:



Air-Conditioning



Raised Access Flooring



Exposed Services



LED Lighting



On-site Parking



Bike Hub



EPC A*



Building Manager



24/7 Access

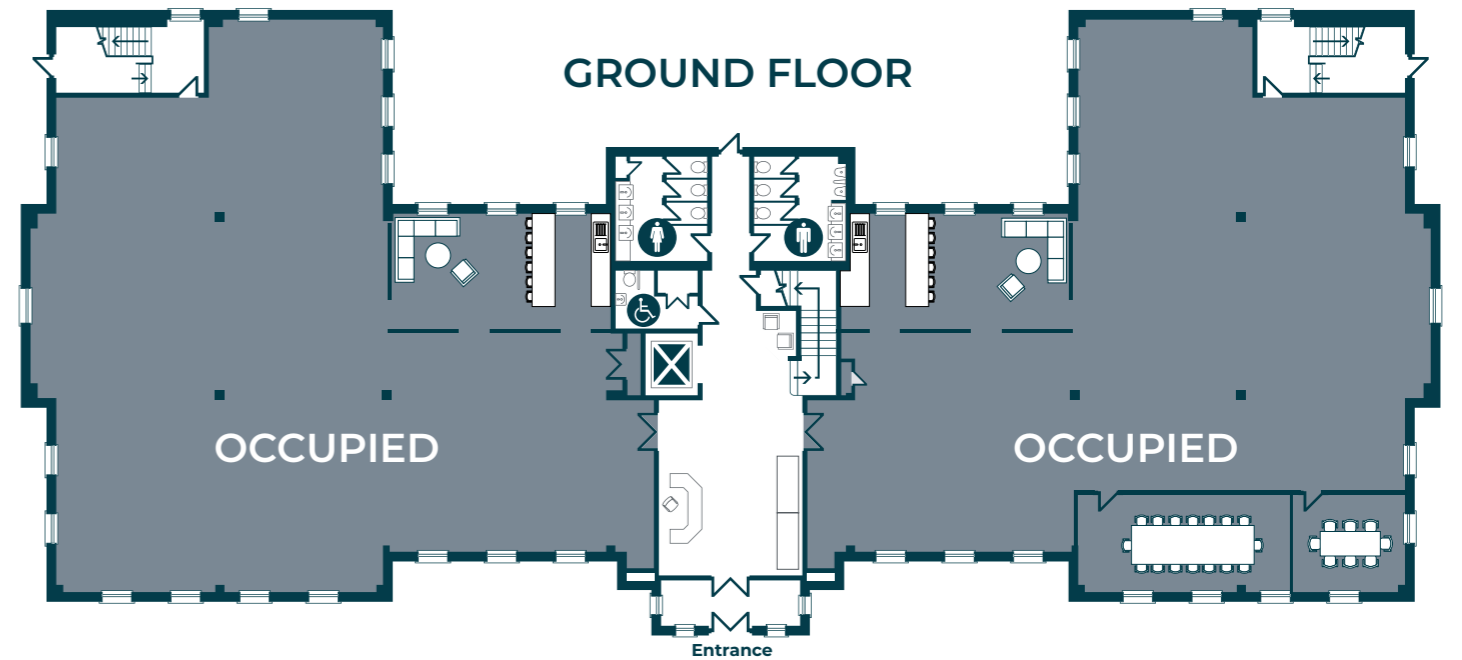
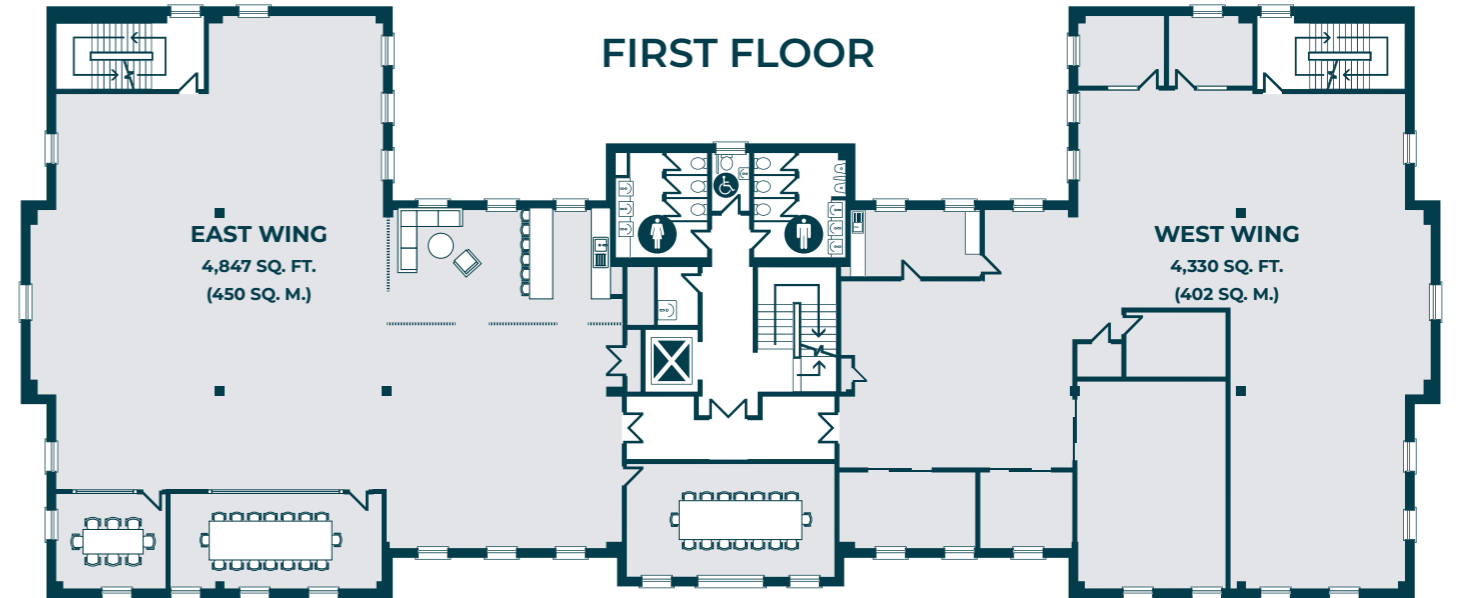


WORKSPACE

| 2ND FLOOR | SQ.FT. | AVAILABILITY |
|------------|--------|--------------|
| FULL FLOOR | 9,231 | Occupied |

| 1ST FLOOR | SQ.FT. | AVAILABILITY |
|-------------|--------|--------------|
| EAST WING | 4,847 | TO LET |
| WEST WING | 4,330 | TO LET |
| WHOLE FLOOR | 9,177 | TO LET |

| GROUND FLOOR | SQ.FT. | AVAILABILITY |
|--------------|--------|--------------|
| EAST WING | 4,391 | Occupied |
| WEST WING | 4,391 | Occupied |



INDICATIVE FIRST FLOOR SPACE PLAN

4,847 SQ.FT.
(450 SQ.M.)



40 X DESKS



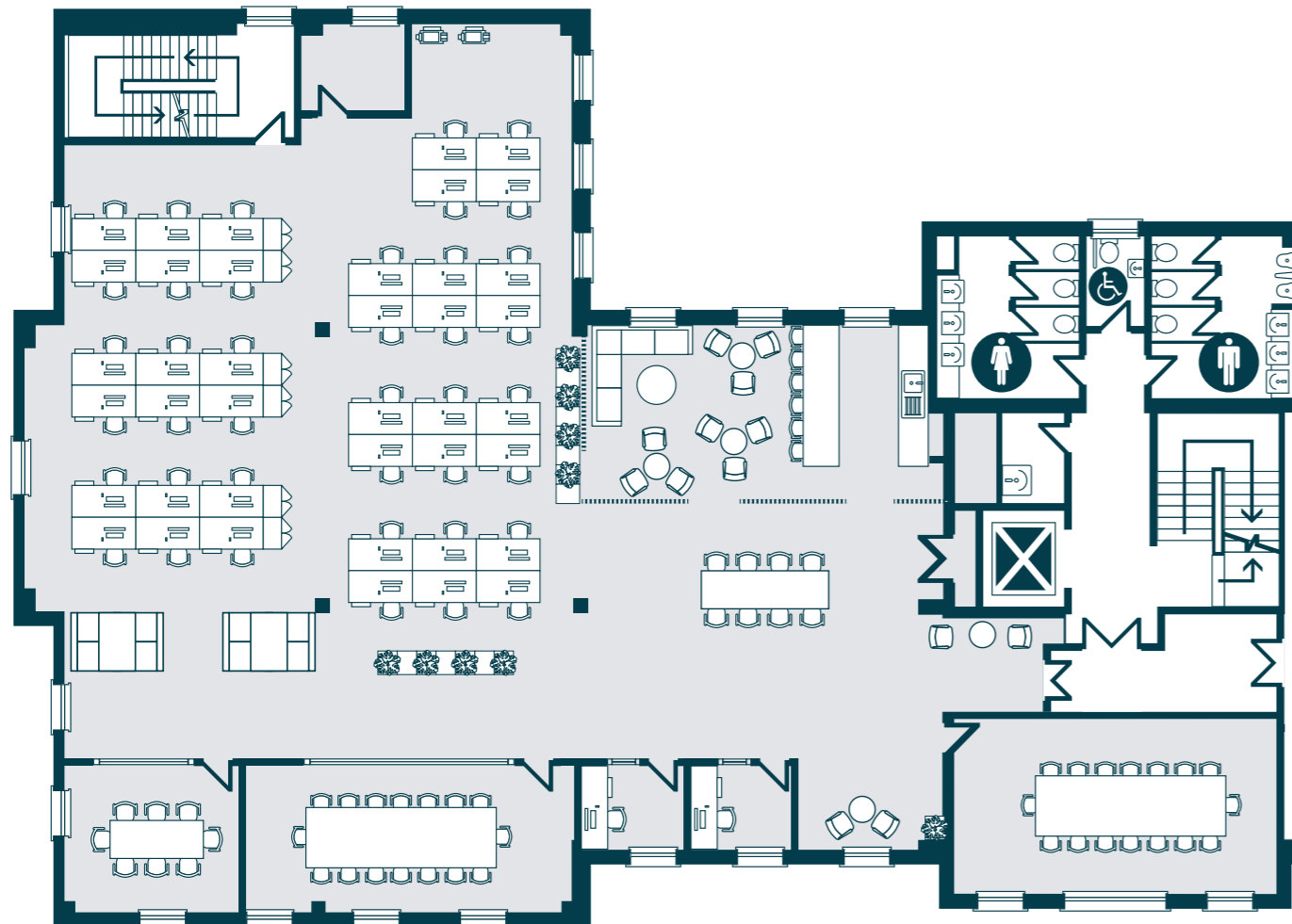
LARGE KITCHEN & BREAKOUT AREA



3 X COLLABORATION AREAS



3 X MEETING ROOMS





WILMSLOW: ON YOUR DOORSTEP

The location boasts more than just practical commuting, within walking distance is Wilmslow Leisure Centre which has gym and swimming facilities and an abundance of shops and restaurants, including Gail's Bakery, Smoke, Juniper, Water Lane Cafe, Stolen Lamb all on your doorstep, ensuring a well-rounded and easily accessible environment.

Situated conveniently close to the M56 and M60 motorways, Wilmslow provides effortless access to the M6 via the A556. Manchester Airport, less than 5 miles away, can be reached in approximately 10 minutes by car through the A555 (Manchester Airport Eastern Link) and Junction 6 of the M56.



COMMUTING MADE EASY

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 10 minute drive to Wilmslow (via the A555) which offers flights to over 200 destinations worldwide.

Wilmslow train station offers direct and frequent services to Manchester Piccadilly (27 minute travel time), Stockport (13 minute travel time) and London Euston (1 hour 55 minute travel time).

|  WALKING |  DRIVING |  TRAIN |
|---|---|---|
| Sandfield House | Sandfield House | Wilmslow |
| Juniper 1 Min | A34 2 Mins | Alderley Edge 3 Mins |
| Gail's Bakery 2 Mins | A555 5 Mins | Chelford 7 Mins |
| Stolen Lamb 3 Mins | Manchester Airport 10 Mins | Cheadle Hulme 7 Mins |
| Rex Cinema 4 Mins | M60 12 Mins | Manchester Airport 8 Mins |
| Tesco/Post Office 5 Mins | M56 13 Mins | Stockport 13 Mins |
| Cibo 6 Mins | Manchester City Centre 25 Mins | Manchester Piccadilly 27 Mins |
| Waitrose 7 Mins | M6 28 Mins | Crewe 28 Mins |
| Leisure Centre 8 Mins | Chester 50 Mins | Stafford 40 Mins |
| Wilmslow Train Station 9 Mins | Liverpool 1 Hour | London Euston 1 Hour 55 Mins |
| 10 MINS | 1 HOUR | 2 HOURS |



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