

30 | ALDERLEY
ROAD



30 Alderley Road is situated in the heart of Wilmslow Town centre. The reception has recently been updated, offering a bright modern entrance that leads to a range of refurbished office space.

The first floor has a range of CAT A exposed services suites, ranging from 269 sq.ft. - 2,917 sq.ft. The two larger suites benefit from their own kitchen breakout and meeting room. The smaller suites have access to a communal kitchen and offer a modern engaging workspace.

The second floor is currently under refurbishment. A range of CAT A exposed services suites ranging between 559 sq.ft. - 3,476 sq.ft.

A short walk from excellent local amenities, train station and road networks, 30 Alderley Road is well positioned and an ideal place to work.



BUILDING SPECIFICATION



AIR-CONDITIONING



KITCHEN BREAKOUT



ON-SITE PARKING



24-HOUR ACCESS



EXPOSED SERVICES



LED LIGHTING



CENTRAL LOCATION



EPC RATING A



PASSENGER LIFT

AVAILABILITY

FLOOR	SUITE	SQ.FT.	SQ.M.	AVAILABILITY
First	Suite A	473	43	TO LET
First	Suite B	2,217	205	OCCUPIED
First	Suite C	430	39	TO LET
First	Suite D	2,917	270	TO LET
First	Suite E	279	19	TO LET
First	Suite F	269	24	TO LET
Second	Suite A	559	52	TO LET
Second	Suite B	1,937	180	TO LET
Second	Suite C	3,476	323	TO LET
Third	Full Floor	7,373	685	TO LET

FIRST FLOOR

269 - 2,917 SQ.FT - TO LET

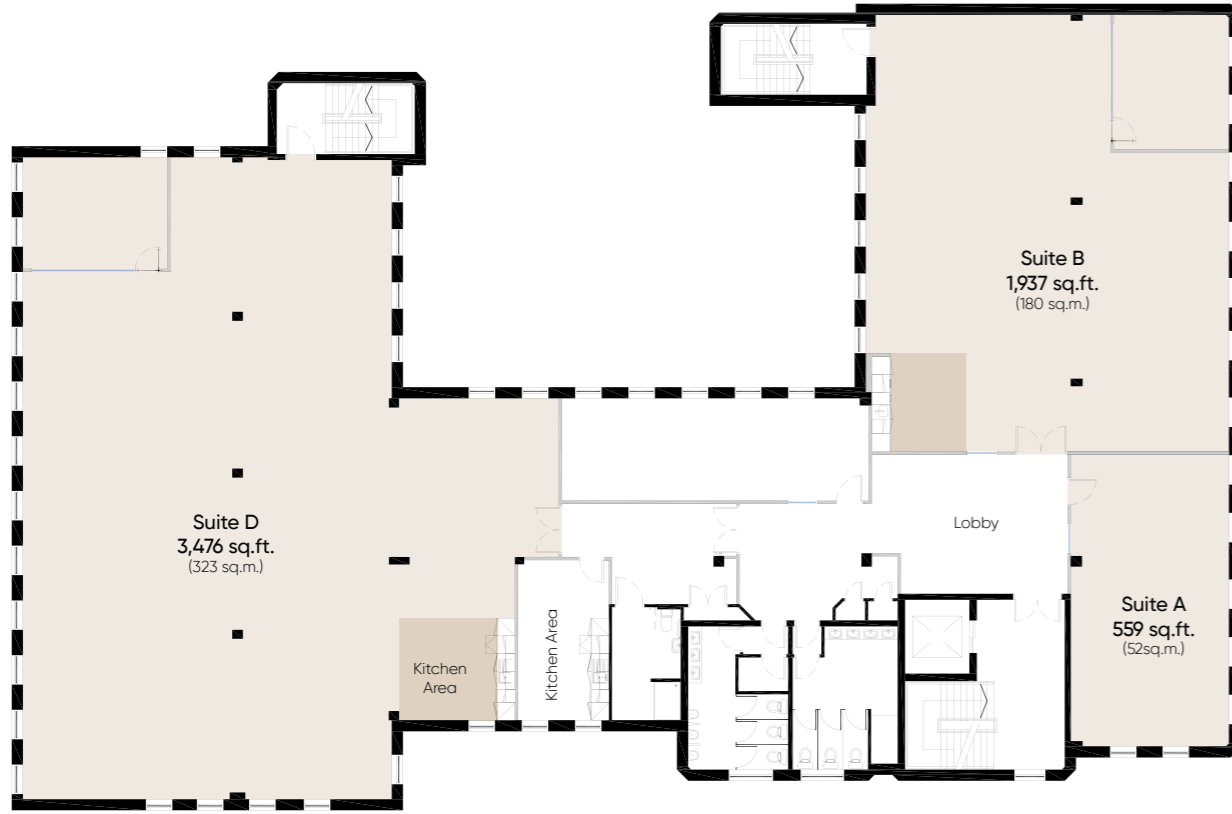


FIRST FLOOR

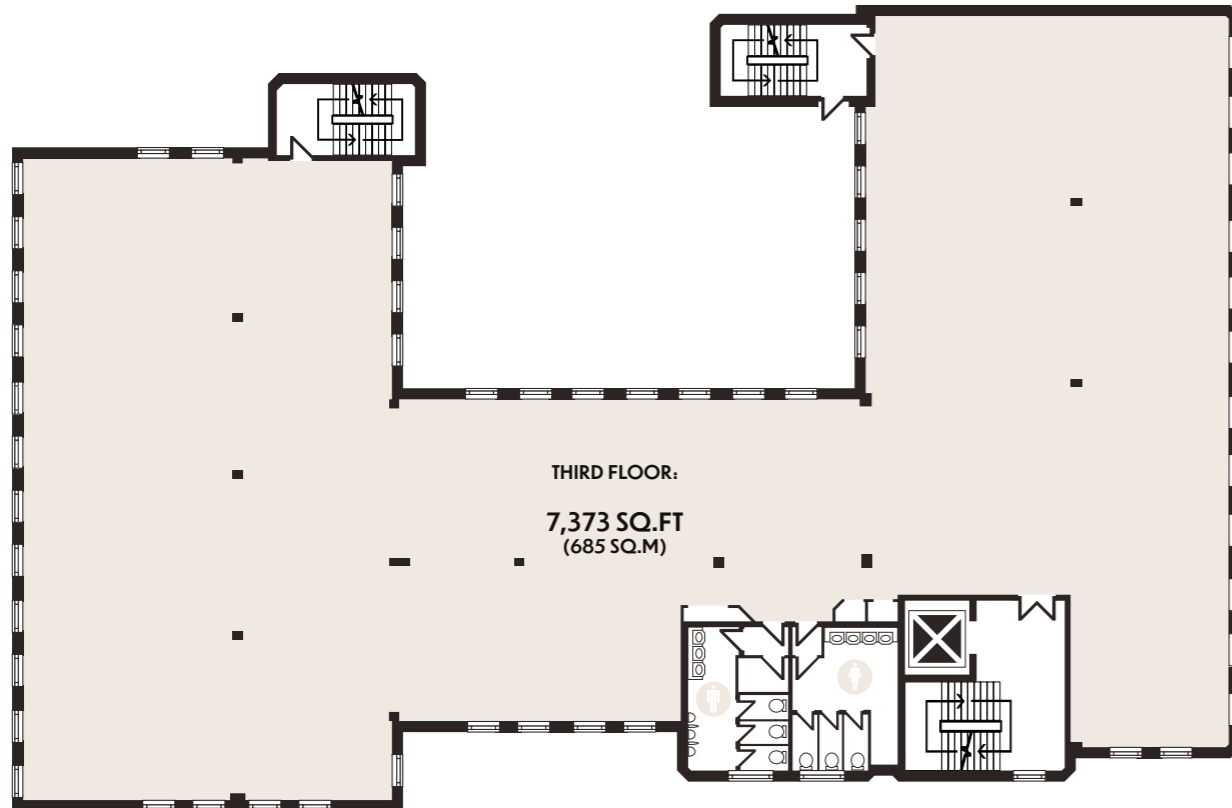
SPACEPLAN



SECOND FLOOR
5,972 SQ.FT - TO LET



THIRD FLOOR
7,373 SQ.FT - TO LET



 WILMSLOW STATION

Vibrant, social and ready for business.

Situated just 11 miles south of Manchester city centre, Wilmslow is a thriving, well connected town in the heart of Cheshire.

Wilmslow offers a good level of amenity, ranging from independent start ups to national retailers. The town centre is also well connected by both road and rail.

30 | ALDERLEY ROAD

- | | |
|-------------------------|-------------------------|
| 01 Piccolinos | 17 Leisure Centre |
| 02 Cuppello | 18 Rex Cinema |
| 03 Hotel Chocolat | 19 Springfield Car Park |
| 04 Cibo | 20 Browns |
| 05 Just Between Friends | 21 Tropica |
| 06 Costa Coffee | 22 Sainsbury's |
| 07 Starbucks | 23 Post Office |
| 08 Aura Bar | 24 Tesco Express |
| 09 Water Lane Cafe | 25 Waterstones |
| 10 Stolen Lamb | 26 Boots |
| 11 Juniper | 27 Superdrug |
| 12 Smoke | 28 M&S Food |
| 13 Jerk Junction | 29 Space NK |
| 14 Wood Fire Smoke | 30 Hoopers |
| 15 Gail's Bakery | 31 Little Greene |
| 16 Pizza Express | 32 Jo Malone London |

P Alternative Parking

WELL CONNECTED. PERFECTLY PLACED.

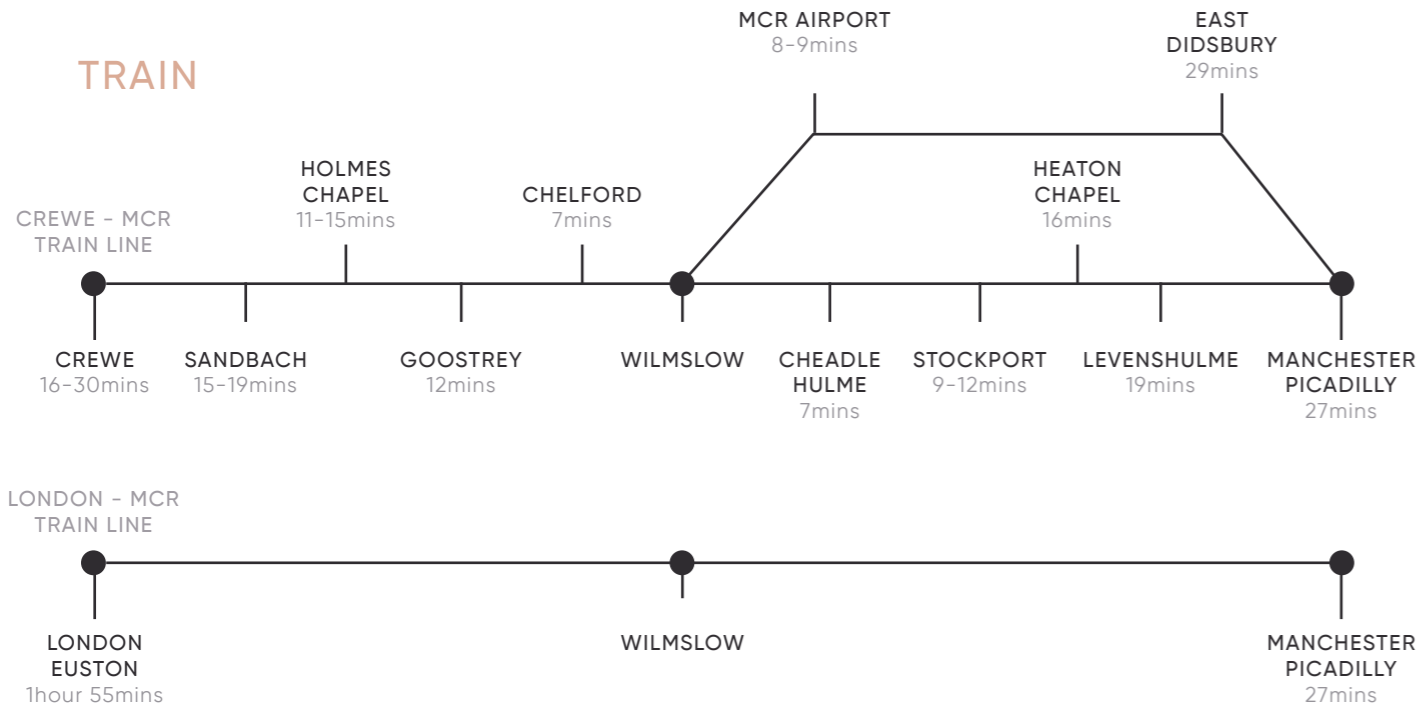
WALKING



DRIVING



TRAIN



MANCHESTER AIRPORT IS WITHIN A 5 MINUTE DRIVE OF WILMSLOW WHICH OFFERS FLIGHTS TO OVER 200 DESTINATIONS WORLDWIDE

30 | ALDERLEY ROAD

Orbit
Developments

01625 588200
www.orbit-developments.co.uk

Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0526)