

POPLAR HOUSE

12 MANCHESTER ROAD | WILMSLOW



Prominent self-contained town centre offices with on-site parking



2,050 SQ.FT.



POPLAR HOUSE

12 MANCHESTER ROAD
WILMSLOW

Poplar House is a prominent self-contained office property providing good quality period office space. Consisting of 2,050 sq. ft across three floors and with the benefit of basement storage space. The property also provides WC and shower facilities, in addition to a break out room and kitchen area. Car parking spaces are available on-site in the barrier controlled car park.

The building is located on Manchester Road in central Wilmslow and within 100 metres of Wilmslow train station. The property can be accessed by foot off Manchester Rd or by car via Wilmslow Green.

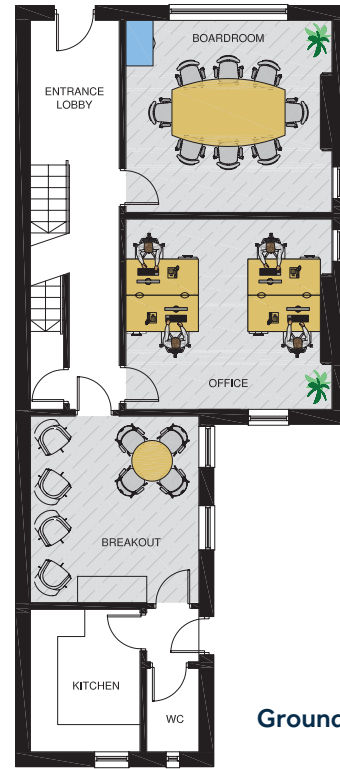
SPECIFICATION:

- » Self-contained property with a range of individual office spaces
- » D1 planning
- » Flexible and competitive lease terms
- » Central heating
- » W.C. Facilities and shower
- » Kitchen facilities
- » On-site parking

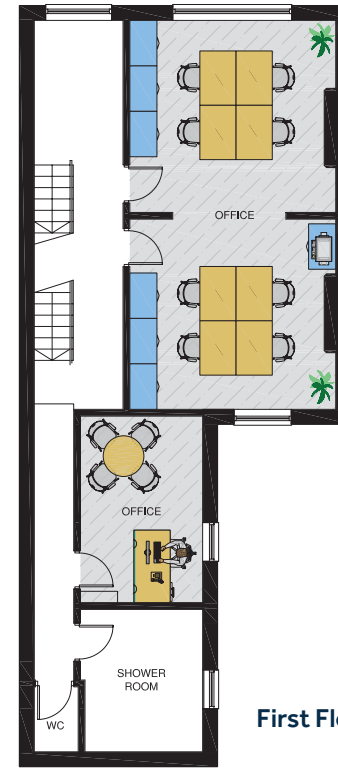
THE SPACE

A unique, self-contained property ideal for professional businesses in the heart of Wilmslow.

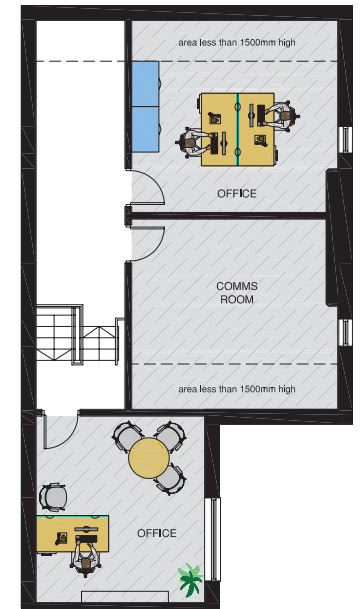
Offering private offices, meeting rooms and break-out space totalling 2,050 sq.ft.



Ground Floor



First Floor



Second Floor

WILMSLOW

Wilmslow town centre has much to offer in terms of both shopping and leisure facilities. Cafés includes Costa Coffee, Starbucks and Rise which are ideal for informal meetings or grabbing a bite to eat, while nearby Grove Street and Water lane offer a number of well known high street retailers and restaurants.

Poplar House is easily accessible via a number of modes of transport. The M56, M60 and Manchester Airport are only a 10-minute drive away, whilst the West Coast mainline runs through Wilmslow to Manchester Piccadilly, Stockport and London Euston (reachable in under two hours).



SATNAV: SK9 1BG



- WALKING:**
- Wilmslow Train Station 2 mins
(Direct Trains to Manchester and London Euston)
 - Waitrose 2 mins
 - Post Office 3 mins
 - Broadway Car Park 3 mins
- DRIVE TIMES:**
- Manchester Airport 10 mins
 - Manchester city centre 25 mins
 - Liverpool 1 hour
- MOTORWAY DRIVE TIMES:**
- A34 2 min
 - M60 12 mins
 - M56 13 mins
 - M6 28 mins



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