



TO LET

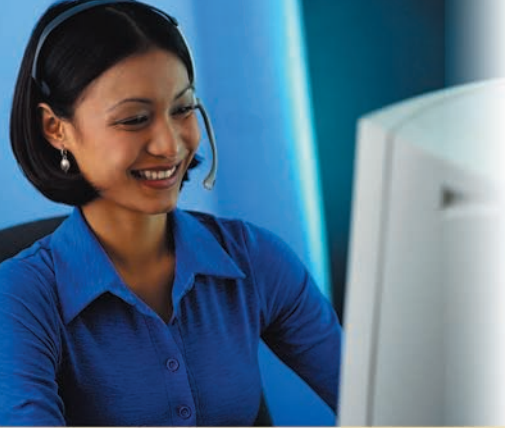


3,190 SQ FT (296 SQ M) OFFICE SPACE
WITH 14 CAR PARK SPACES

BOLLIN HOUSE

Prestigious Office Space – Bollin House, Riverside Park, **WILMSLOW**





Location

Bollin House is located just off the A34 bypass at the Wilmslow exit just outside of Wilmslow town centre providing a fast link between Cheshire and Greater Manchester. The building is conveniently located just 13 miles south of Manchester City Centre and 5 miles from Manchester Airport. **The region's motorway network is nearby with the M56 and M60 both being within 6 miles.**



Description

Bollin House is an impressive 3-storey stand alone building situated on Riverside Business Park, adjacent to Wilmslow Town Centre and the A34 bypass, a short drive from Manchester Airport and the motorway network.

Accommodation

The subject accommodation is located on the ground floor and extends to a total net internal floor area of 3,190 sq ft (296 sq m), together with generous on-site parking for 14 cars (1 : 228 sq ft).

The accommodation is offered to a high internal specification which includes:-

- Carpeting throughout
- Category II lighting
- Suspended ceilings
- Raised floors

Lease

The accommodation is available by way of a full repairing and insuring sub-lease for a term of years to be agreed.

Rental

Upon application.



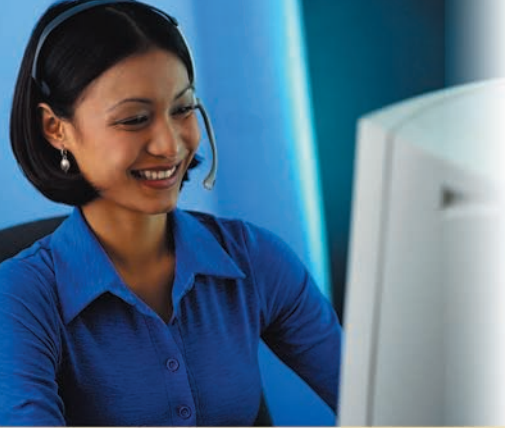
Viewing

Strictly by appointment through the letting agents



The Lexicon 10 Mount Street Manchester M2 5NT

WHR (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice, that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WHR cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of WHR (and their joint agents where applicable) has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) WHR will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Designed and produced by Bella: 01565 757825.



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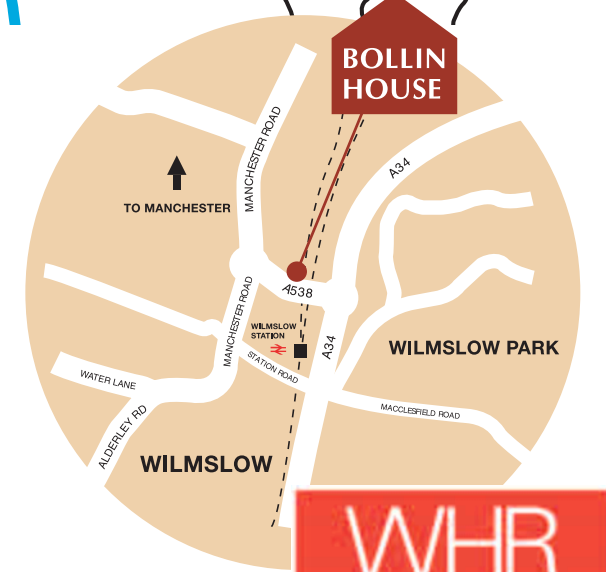
- Carpeting throughout
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- Suspended ceilings
- Air conditioning
- Raised floors

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