



CAMELLIA HOUSE

TO LET

High quality refurbished office ready
for immediate occupation.

Willow Suite, Second Floor

900sqft

with secure on-site parking.

76 WATER LANE, WILMSLOW, CHESHIRE SK9 5BB

Premium, refurbished office accommodation in the heart of fashionable Wilmslow town centre

Camellia House comprises of a selection of high standard suites which provide a first-class combination of style and function, combined with the convenience and comfort afforded by such close proximity to all the amenities Wilmslow has to offer.

Willow Suite

Second Floor, 900 sq ft

- Prominent position
- Prestigious address
- Self-contained office with modern kitchen and W.C. facilities
- Fully refurbished throughout
- High-speed broadband connection
- Suspended ceilings
- LED lighting
- Secure gated car parking
- Ample natural light
- Fully air-conditioned







Located in the heart of Wilmslow

As well as being conveniently connected to the rest of Manchester and beyond, Wilmslow town centre is an active office market in its own right, hosting a wealth of high quality brands, which contributes to high footfall in the area - ideal for any business.

Within a short walk of Camellia House, you will find a Co-op, Sainsbury's and Waitrose. What's more, the town centre is home to a variety of high-quality shops

and boutiques, including Hoopers department store, Mark Worthington Jewellers, Sweaty Betty, Farrow & Ball and Boots, among others.

The local food and drink offering is equally impressive, with the likes of Starbucks, Petit Delice, Chilli Banana, Zest Restaurant, Pizza Express, Cibo and Wood Fire Smoke making up just a fraction of the options within walking distance of Camellia House.

A perfect location with quick and convenient access

Set in the heart of Wilmslow town centre, Camellia House is located in a prominent position overlooking Water Lane (A538), directly opposite the prestigious Aston Martin dealership. Wilmslow railway station is a short walk away (less than half a mile) and provides direct train access to Manchester Piccadilly and London Euston stations, plus other local destinations. Regular bus services from Water Lane are also available and will take you to Altrincham, Macclesfield and Knutsford.

By Train

Manchester	19 min
London	1 hr 47 min

By Car

Wilmslow Station	5 min
Manchester Airport	12 min
Manchester City Centre	30 min

Walking

Wilmslow Station	10 min
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Further Details

Car Parking

Two parking spaces are available within the secure car park at an additional rent.

Rent

Upon application.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

For information please contact the joint agents.

Service Charge

The tenant will be responsible for the payment of a service charge which will relate to the maintenance and general upkeep of the building.

EPC

An EPC for the building is available upon request.

Subject to contract.

Viewing

By appointment only with the joint agents:



Simon Gardner
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E: sg@willsill.co.uk



James Dickinson
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