



NORCLIFFE HOUSE

Station Road, Wilmslow, SK9 1BB





THE PROPERTY

Norcliffe House is well positioned next to Wilmslow train station which offers direct routes to London and Manchester.

As well as available on-site car parking, there are also additional car parking facilities nearby. The building is handy for the A34 (2 mins) and M56 (10 mins).

The recently refurbished reception and office space features air-conditioning for optimal comfort and functionality. Additionally, the availability of car parking and 24-hour access further enhance the accessibility and flexibility of this workspace, making it an ideal choice for businesses seeking a well-connected and well-equipped office location.

FEATURES

Whether it be a blank canvas or fitted workspaces, Norcliffe has a number of options available. We can work with you to create your office dream.



INCLUDING:



Air Conditioning



24/7 Access



Building Manager



LED Lighting

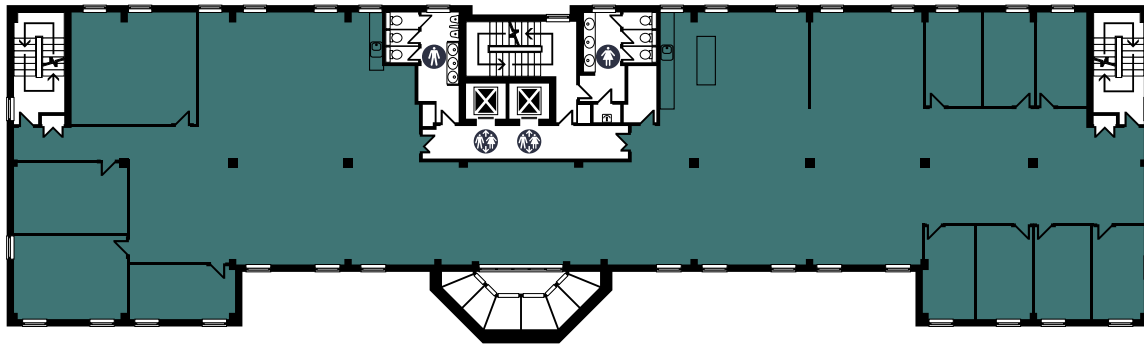


Central Location

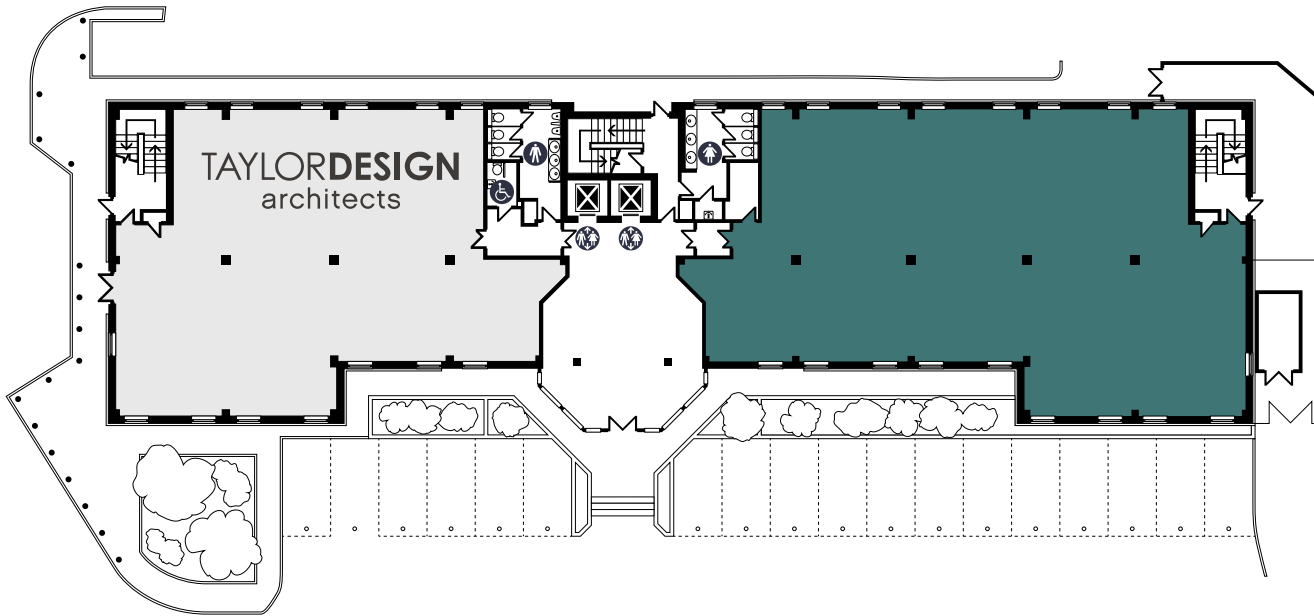


Parking

Floor	SQ. FT.	SQ. M.
First	6,996	650
Part Ground	3,631	337



First Floor
6,996 SQ. FT.



Part Ground Floor
3,631 SQ. FT.

WILMSLOW

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.

The location boasts more than just practical commuting, with a leisure centre within walking distance and an abundance of shops and restaurants, ensuring a well-rounded and easily accessible environment.



CONNECTIVITY



WALKING:

Wilmslow Train Station	1 min
(Trains to Manchester and London Euston)	
Post Office	5 mins
Waitrose	4 mins
Broadway Car Park	7 mins



DRIVE TIMES:

Manchester Airport	10 mins
Manchester City Centre	25 mins
Liverpool	1 hour

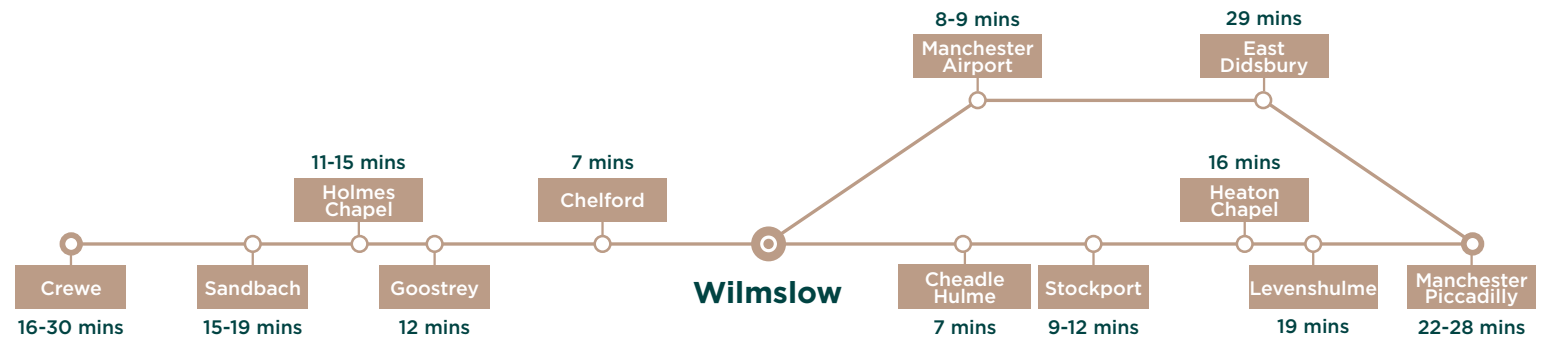


MOTORWAY DRIVE TIMES:

A34	2 min
A555	5 min
M60	12 mins
M56	13 mins
M6	±28 mins

TRAIN TRAVEL TIMES

Crewe - Manchester train line. Travel time from Wilmslow



London to Manchester - West Coast main line. Travel time from Wilmslow





HOTEL CHOCOLAT

JUNIPER

WATER LANE CAFÉ

PIZZA EXPRESS

AURA

WATERSTONES

BOOTS

BARINDA

WAITROSE

WILMSLOW PARK

HOOPERS

REX CINEMA

STARBUCKS

CIBO

POST OFFICE

PICCOLINOS

THE BANDIT BROTHERS

COSTA COFFEE

TESCO EXPRESS

M&S FOOD

BROWNS BRASSERIE

NORCLIFFE HOUSE

LEISURE CENTRE

WILMSLOW STATION



NORCLIFFE HOUSE

Station Road, Wilmslow, SK9 1BB

Orbit
Developments

01625 588200
www.orbit-developments.co.uk

DISCLAIMER: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property, they do not form any part of an offer or contract. Neither the Lessor or their Agents can accept responsibility for them. Interested parties must satisfy themselves by inspection, or otherwise, as to the correctness of these particulars. Orbit Investments (Properties) Limited Co. No. 2274745. Registered in England and Wales. (1225)