



bollinhouse

PART OF
riverside
BUSINESS PARK WILMSLOW

High Quality, Air-Conditioned Headquarter Office Building



bollinhouse

location

Bollin House is set within Riverside Business Park and provides high quality office accommodation on the edge of Wilmslow town centre. Wilmslow town centre offers a complimentary mix of retail, leisure and commercial uses that combine to make this a popular and highly sought after business destination.

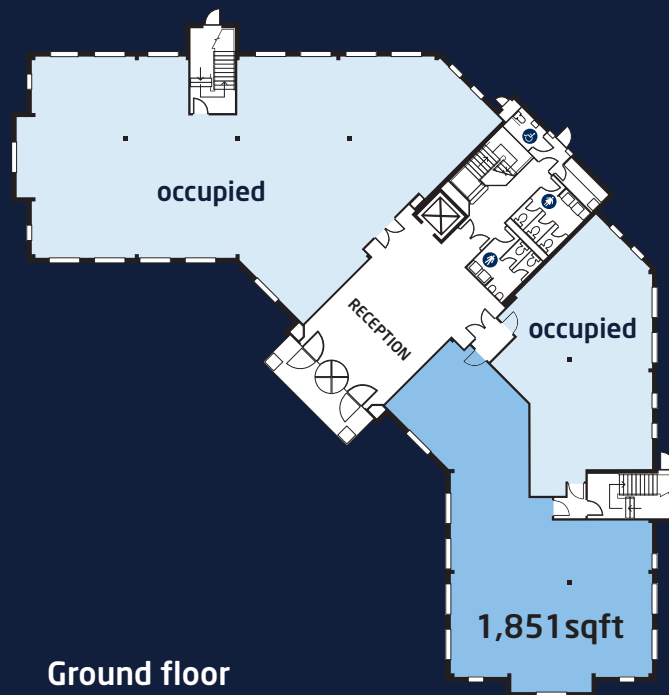
description

Bollin House is an impressive three-storey, stand-alone building with private on-site car parking. Access to the building is via a spacious reception area, with passenger lift. The building further benefits from a 24-hour monitored access control system to the main entrance.

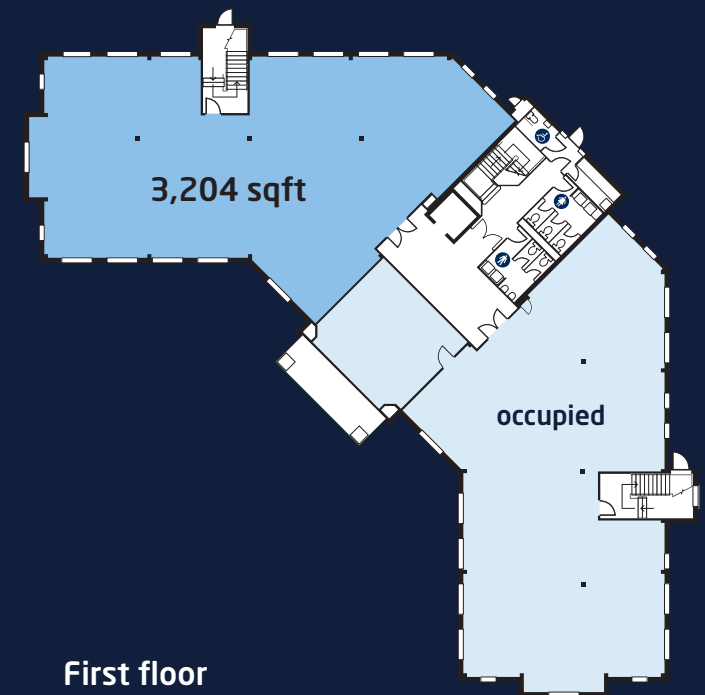
availability:

GROUND FLOOR 1,851 sqft 172 sqm

FIRST FLOOR 3,204 sqft 298 sqm



Ground floor



First floor

accommodation & specification

Bollin House provides a total of 20,457sqft over 3 floors and provides a high standard of specification and finishes, including:

- Full air-conditioning
- Suspended ceilings
- Category II low energy, low glare modular recessed lighting
- Quality carpet tiles
- Fully accessible raised floors with triple compartment floor boxes
- Solar reflective double glazing



indicative reception



indicative floorplate

riverside

BUSINESS PARK WILMSLOW

Situated on the link road to Wilmslow off the A34 Wilmslow/Handforth bypass, Riverside Court offers incoming tenants the benefit of excellent communication links. Wilmslow railway station is within easy walking distance, providing local services to Manchester city centre and Intercity rail links to London Euston. Manchester Airport, with its continually expanding timetable, is only five miles away.



Waitrose 1 min
Post Office 2 mins
Wilmslow Station 3 mins



Manchester Airport 7 mins
Stockport 10 mins
Manchester Piccadilly 25 mins
London Euston 1 hr 55 mins



A34 Bypass 1 min
Manchester City Centre 30 mins
Liverpool 45 mins
Birmingham 1 hr 30 mins
London 3 hrs 40 mins



M56 - Motorway 5 miles
M60 - Motorway 7 miles
M6 - Motorway 14 miles



Wilmslow is less than five miles from Manchester airport where over 100 airlines offer direct flights to over 225 destinations worldwide, more than any other UK airport.



Orbit
Developments

To arrange a viewing please call
01625 588200
www.orbit-developments.co.uk

Williams
commercial
01625 800066
williamscomm.co.uk

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that: (1) These Particulars are 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. (1016)