

Camellia House, 76 Water Lane, Wilmslow, Cheshire SK9 5BB



“ Located in a prominent position in the heart of Wilmslow Town Centre ”

TO LET
REFURBISHED FIRST FLOOR OFFICE
WITH PRIVATE CAR PARKING
788 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

The property is located in the affluent town of Wilmslow. Positioned a short walk to the west of the town centre on the A538, the main arterial route to **M56** (Junction 6) and **Manchester Airport**. The premises benefit from a prominent location on Water Lane close to the junction of Hawthorn Street.

Local occupiers include **Chilli Banana**, **Aston Martin** and **Morrison Local**

SPECIFICATION

- Wooden flooring
- Feature window overlooking Water Lane
- Prestigious address
- Open plan accommodation
- Spiral staircase
- Self-contained

FLOOR AREA

1st floor Offices 788 sq ft

LEASE

The property is available by way of a new affective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

SERVICE CHARGE

£3.30 per sq ft

RATES

£6,669 per annum
(approximate)

RENT

£18.40 per sq ft
(£14,500 per annum)

INSURANCE

TBC

PARKING

2 car parking spaces are available at £450.00 per space per annum.

BROADBAND

It is understood that Virgin Media's 50Mb broadband service is available in the area.

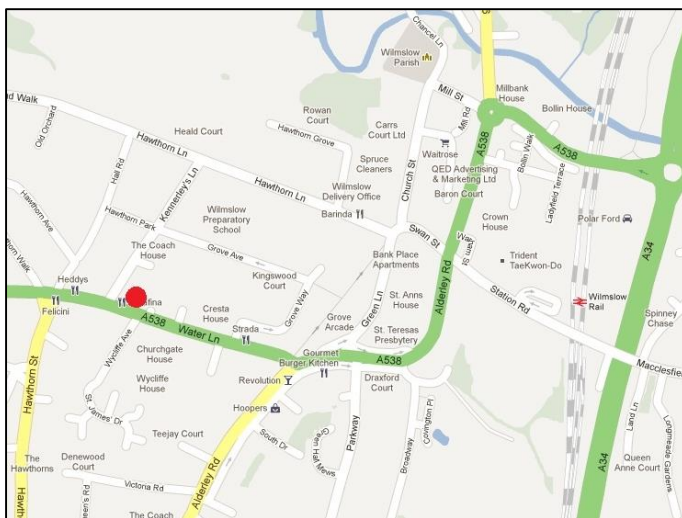
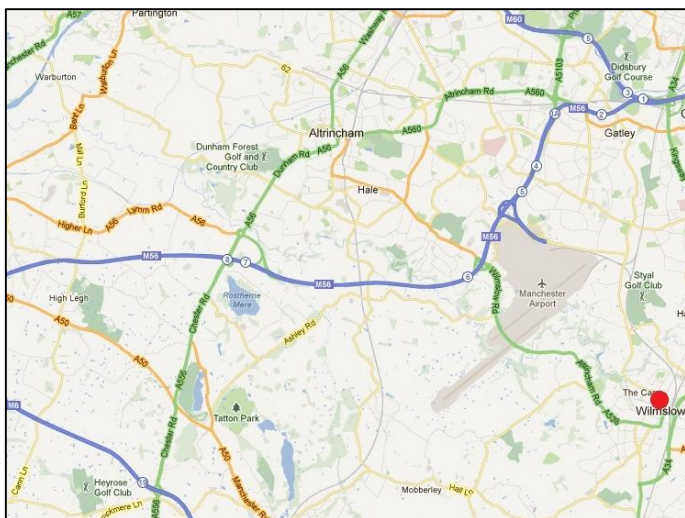
VIEWINGS

Strictly by appointment with Williams Commercial on **01625 800066 / 01565 260000** or contact Josh Whiteley
jw@williamscomm.co.uk

Subject to contract
May 2015



Members of the
Royal Institution of
Chartered Surveyors



Important Notice

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