



HIGH QUALITY

OFFICE ACCOMMODATION

IN A GRADE II LISTED BUILDING





A unique opportunity to locate your business within a striking Grade II listed character building set within immaculate landscaped grounds.

Queens Court has received awards for the restoration and refurbishment including 'The Civic Trust Commendation Award'

- Located immediately next to Alderley Edge railway station and just a few hundred yards to the A34 by-pass.
- A minutes walk to the village centre which benefits from amenities including Banks, Restaurants, Cafés, Bars, Waitrose, Tesco, Post Office, Dry Cleaner's and Pharmacies.

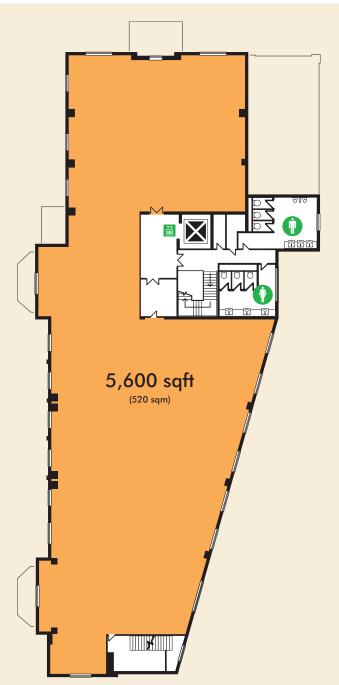








Meeting Room at QUEENS COURT



SECOND FLOOR ACCOMMODATION

- 5,600 sqft (520 sqm)
- Suspended ceilings
- VDU compliant lighting
- Gas central heating
- Conference/meeting room facilities available
- On-site parking available
- On-site building manager















Amenities within 15 minutes drive

Handforth Dean

M&S, Boots, Tesco, Next Home, Outfit and Total Fitness

Stanley Green

HomeSense, TK Maxx, Furniture Village, Costa, Halfords and B&Q

Cheadle Royal

Sainbury's, John Lewis, TGI Friday's and David Lloyd

Wilmslow Town Centre

Waitrose, Boots, Monsoon, Hoopers Department Store

Drive times

| A34 By-pass | 2 mins |
|------------------------|---------|
| Wilmslow Town Centre | 5 mins |
| Handforth Dean | 10 mins |
| Cheadle Royal | 12 mins |
| M56 - Junction 6 | 16 mins |
| Manchester Airport | 16 mins |
| Stockport | 20 mins |
| M6 - Junction 19 | 22 mins |
| M6 - Junction 18 | 24 mins |
| Manchester City Centre | 30 mins |

Train times

| Liverpool | 1hr 30 mins |
|------------|-------------|
| Birmingham | 1hr 45 mins |
| London | 2hr 15 mins |

Restaurants

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The De Trafford **Botanist** Gusto Alderley Bar & Grill The Bubble Room Parea

The Alderley Edge Hotel Good Night Inn The Merlin Hotel

Convenience

Bakery Butchers Pharmacies Newsagents Travel Agents **Coffee Shops** Flower Shops Library

01625 588200

For further information visit