



bollinhouse

PART OF  
riverside  
BUSINESS PARK WILMSLOW

High Quality, Air-Conditioned Work Space



# bollinhouse

## location

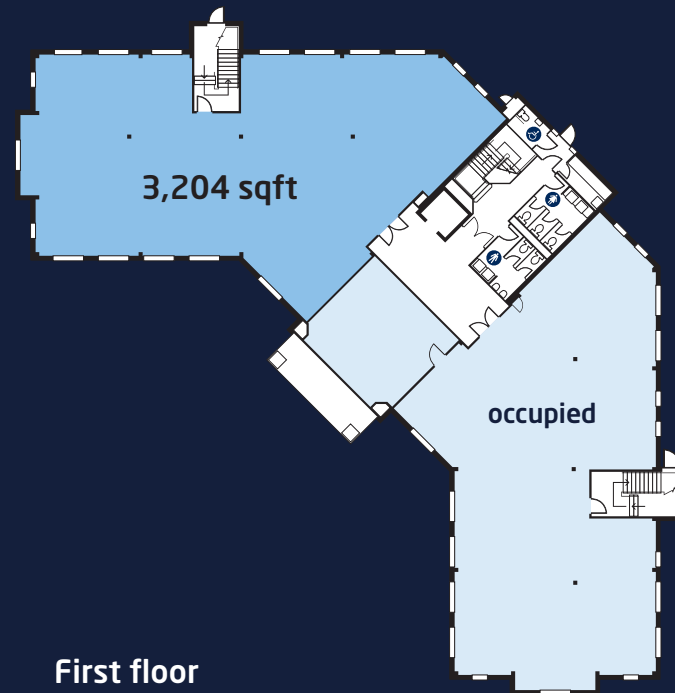
Bollin House is set within Riverside Business Park and provides high quality office accommodation on the edge of Wilmslow town centre. Wilmslow town centre offers a complimentary mix of retail, leisure and commercial uses that combine to make this a popular and highly sought after business destination.

## 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:

FIRST FLOOR      3,204 sqft      298 sqm



## 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



# 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 direct 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



SK9 1DP

Wilmslow

**Orbit**  
 Developments

To arrange a viewing please call

**01625 588200**

[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

**Williams**  
**Sillitoe**  
 01625 800066  
[willsill.co.uk](http://willsill.co.uk)



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.

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