

# TO LET / MAY SELL

**Chadsworth House, Wilmslow Road, Handforth, Cheshire, SK9 3HP**

**3,400 – 12,706 sq ft**



Available from January 2017.

A rare opportunity to occupy office space in the very heart of Handforth town centre with on-site parking and just 3 minutes walk (0.2 miles) from Handforth train station.

Chadsworth House sits on the site of the former Handforth National School with an element of this retained at the front of the building. To the rear, a modern office building has been constructed with large open plan office wings.

The office is currently occupied by one tenant with central reception area and a selection of meeting rooms, kitchens, breakout areas, and open plan offices. However, it could be let by individual wings of c. 3,400 sq ft.

To the rear of the property there is ample car parking (28 marked spaces) with additional free parking in the adjacent council maintained car park. Bike storage is available and the property benefits from a shower room. Handforth train station is a short walk with regular services to / from Manchester Piccadilly, Stockport, Cheadle Hulme, Wilmslow, Alderley Edge, and Crewe.

Fibre internet connectivity is available (the current occupier, a firm of architects, use Cerberus Networks with a 40Mb dedicated connection but faster speeds are available).

Alternative uses (subject to planning) will be considered.

Contact the sole agents Canning O'Neill to arrange a viewing:

**James Dickinson**

[james@canningoneill.com](mailto:james@canningoneill.com)

0787 665 4062

**John Nash**

[john@canningoneill.com](mailto:john@canningoneill.com)

0777 133 0497

