

BARONS COURT



MANCHESTER ROAD, WILMSLOW, CHESHIRE, SK9 1AN



TO LET

HIGH QUALITY OFFICES

853 SQ FT to 1,057 SQ FT
(79.25 SQ M to 98.20 SQ M)

- Prestigious address
- Landmark building
- Generous car parking
- Fully refurbished office accommodation
- Close to Wilmslow's popular amenities & railway station

BARONS COURT

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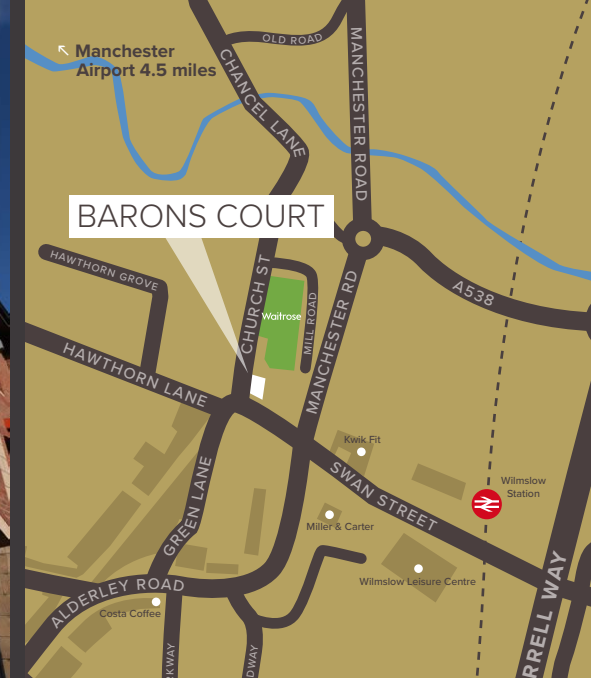
SPECIFICATION

The buildings generally benefit from the following features:

- Secure on site car parking
- Intercom entrance systems
- Flexible office accommodation
- 24 hour access
- Gas fired central heating
- Male, female & disabled WC's
- 8 person passenger lift

In addition all vacant office suites in Barons Court are refurbished and benefit from the following:

- Suspended ceilings with recessed lighting
- New carpeting throughout
- Perimeter trunking
- Kitchen facilities



ACCOMMODATION

Ground Floor (fully fitted)	79.25 sq m	853 sq ft
Ground Floor	98.20 sq m	1,057 sq ft
Total	177.45 sq m	1,910 sq ft

LOCATION

Barons Court is situated in a prime town centre location in Wilmslow, Cheshire. The town benefits from excellent access to the regional motorway network via the A34 or M56 and to both Manchester and Stockport town centres. The town also benefits from a mainline railway station which is within a 5 minute walk of Barons Court. Additionally, Wilmslow is just 3 miles away from Manchester Airport.

Barons Court is situated at the junction of Manchester Road, Swan Street and Church Street in the heart of the town centre. Grove Street, the town's main pedestrianised shopping street, is situated opposite the entrance to the complex and the town's amenities are all within easy reach. The private car park is accessed off Church Street.

Nearby occupiers include a Waitrose Supermarket, Wilmslow Leisure Centre, Miller & Carter, Boots, WHSmith, Starbucks, Tesco Express, Hoopers Department Store and all the main high street banks.

DESCRIPTION

Barons Court is a multi-let office complex arranged in a series of multi storey buildings surrounding an internal courtyard. The buildings are of varying age and architectural design providing a mixture of open plan and cellular office space. The offices vary in size and layout giving the tenants the ability to relocate or expand within the complex to adapt to their changing business needs.

LEASE

The suites are available by way of new full repairing and insuring leases for a term of years to be agreed.

RENT

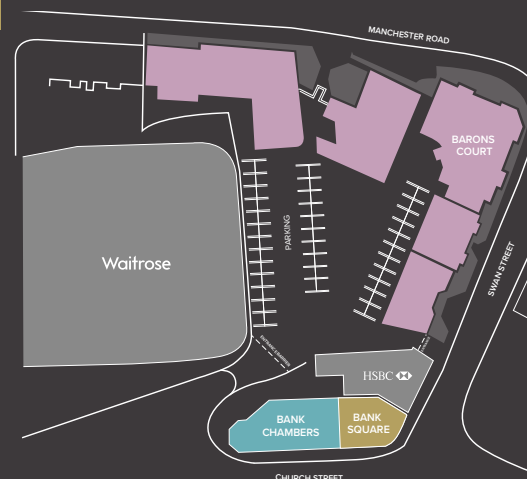
On application.

CAR PARKING

Spaces available upon request.

ACCOMMODATION

High Quality Offices, 853 sq ft to 1,057 sq ft.



EPC

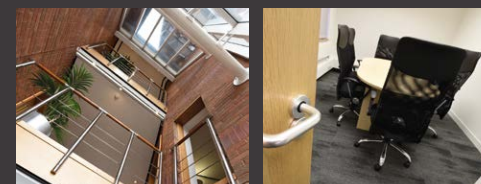
The offices have an EPC rating of C61. A certificate can be provided on request.

VAT

VAT will be charged at the prevailing rate.

VIEWING

Please contact **James Dickinson** at Canning O'Neill on 0161 244 5500 or james@canningoneill.com or **Charlie Williams** at Williams Sillitoe on 01625 800066 or cw@williamscomm.co.uk



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