

Priority House, 22 Church Street, Wilmslow, Cheshire, SK9 1AU



“ High quality office in Wilmslow town centre ”

TO LET
SECOND FLOOR OFFICE
WITH SECURE PARKING
1,668 SQ FT

01625 800066

LOCATION

Wilmslow is an affluent Cheshire town located approximately 12 miles south of Manchester within easy reach of the junction 3 of the M56 motorway.

The premises are located on Church Street which is close to the A538 and is also next to Waitrose and its car park, other retail occupiers in the area include Boots, WHSmith, Café Nero, Starbucks, Superdrug, Tesco Express, Greggs amongst others.

DESCRIPTION

This modern three storey office was built in 2017 and was immediately occupied by a legal services company. Externally the property can be accessed either directly from Church Street or via a secure car park to the rear.

Internally each floor benefits from large, open plan floorplates, accessible via staircase or lift. WC' and kitchens are also located on each floor.

An occupier will have the benefit of the existing tenants fit out which includes glazed partitioning on each floor.

SPECIFICATION

- Air conditioning throughout
- Passenger lift
- Led flat panel lighting
- Suspended ceiling
- Secure car parking
- Benefits from existing tenants fit out which includes; glazed partitioning, fully fitted kitchens on each floor
- Bike storage
- Male, female and disabled WC's

CAR PARKING

There are 3 car parking spaces available with the property which is included in the rental.

FLOOR AREAS NIA

Second floor - 1,668 Sq Ft

RENTAL

£23.00 per sq ft

RATES

Rateable value £27,455

SERVICE CHARGE

There is a service charge of £5.00 per sq ft which covers the cost of maintenance of the external and internal communal areas of the building.

INSURANCE

The current insurance costs for the year is £400.32.

BROADBAND

It is understood that Virgin Media's 350 fibre broadband is available in the area.

VAT

All prices are quoted exclusive of VAT.

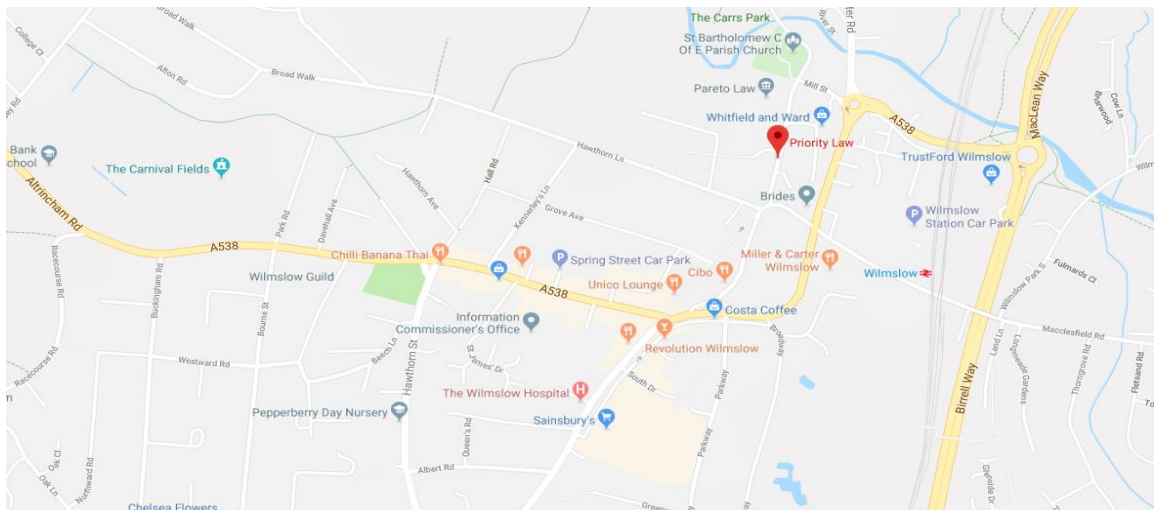
LEGAL FEES

Each side is responsible for their own legal fees.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at **sg@willsill.co.uk**

**Subject to contract
October 2019**



Second floor

