



Suite 106

The Colony, Altrincham Road, Wilmslow, SK9 4LY

To Let - Grade A Office Space in Wilmslow

10 to 20 Desks

- Fully Furnished
- Business Lounge
- High Speed Internet
- Air Conditioning
- Car Parking
- EV Charging
- Office Cleaning

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Summary

Available Size	10 to 20 Desks
Rent	£4,000 per month
Rateable Value	£11,750 1 April 2023 to present
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Suite 106, The Colony, Wilmslow comprises a high-quality serviced office suite within a well-presented and professionally managed office building. The suite is fully fitted and furnished, providing a ready-to-occupy workspace suitable for a range of occupiers. The accommodation is designed to accommodate up to approximately 20 staff and includes a glazed meeting room suitable for 8–10 people, a private kitchen area and bespoke fitted cabinetry. High ceilings and extensive glazing create a bright working environment, complemented by attractive countryside views.

Occupiers benefit from 24/7 access, high-speed broadband connectivity, allocated car parking, EV charging facilities and regular office cleaning, together with on-site management and an established business community. Tenants of The Colony properties enjoy exclusive access to the elegant Colony HQ lounge and bar in Wilmslow, offering a sophisticated space for socialising, meetings, dining, and networking. This premium amenity enhances the lifestyle and community experience, providing the perfect blend of comfort and convenience.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 106	850	78.97	Available
Total	850	78.97	

Location

Wilmslow is one of Cheshire's most established business and residential locations, positioned approximately 11 miles south of Manchester and within easy reach of the wider North West motorway network. The town benefits from strong rail connections to Manchester and London, together with immediate access to Manchester Airport, located approximately 4 miles to the north. The property is situated on Altrincham Road, a well-regarded commercial corridor on the outskirts of Wilmslow town centre, providing convenient access to local amenities, retail and leisure facilities, as well as the surrounding Cheshire villages and business parks. The setting combines attractive rural views with excellent connectivity, offering occupiers a working environment that balances accessibility with a more relaxed Cheshire setting.

Viewings

Strictly by appointment only.

Terms

The premises are available by way of a new lease for a term of years to be negotiated.



Viewing & Further Information



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