



CAMELLIA HOUSE

Camellia House
74-78 Water Lane,
Wilmslow
SK9 5BB



ALLIANCE

Premium, Refurbished Office Space In Vibrant Wilmslow Town Centre.



Camellia House comprises of a selection of high standard suites which provide a first-class combination of style and function, together with the convenience and comfort afforded by such close proximity to all the amenities Wilmslow has to offer.

Highlights and features:

Prominent position

Prestigious address

Secure, gated car parking

Fully refurbished suites

Open plan office accommodation

Suspended ceilings

LED lighting

Kitchen & WC facilities

Flexible terms available







At the heart of
Wilmslow's rich retail
and leisure offering.



As well as being conveniently connected to the rest of Manchester and beyond, Wilmslow town centre is an active office market in its own right, hosting a wealth of high-quality brands, which contributes to high footfall in the area - ideal for any business.

Within a short walk of Camellia House, you will find a Co-op, Sainsbury's and Waitrose. What's more, the town centre is home to a variety of high-quality shops and boutiques, including Hoopers department store, Mark Worthington Jewellers, Sweaty Betty, Farrow & Ball and Boots, among others.

Starbucks

Gail's Bakery

Chilli Banana

Zest Restaurant

Pizza Express

Cibo

Wood Fire Smoke





WILMSLOW

 CAMELLIA HOUSE

WILMSLOW STATION

LEISURE CENTRE

TO MANCHESTER AIRPORT

TO ALDERLEY EDGE

TO MANCHESTER

WILMSLOW BYPASS

MANCHESTER ROAD A538

WILMSLOW BYPASS A34

HAWTHORN LANE

ALDERLEY ROAD B5086

WATER LANE

HAWTHORN STREET

GREEN LANE

CHURCH ST

CLIFF ROAD

STATION RD

MACCLESFIELD ROAD

RIVER BOLLIN

B5166

Perfectly Situated.

Set in the centre of Wilmslow, Camellia House is located in a prominent position overlooking Water Lane (A538), directly opposite the prestigious Aston Martin dealership. A perfect location with quick and convenient access.

Wilmslow railway station is a short walk away (less than half a mile) and provides direct train access to Manchester Piccadilly and London Euston stations, plus other local destinations. Regular bus services from Water Lane are also available and will take you to Altrincham, Macclesfield and Knutsford.

A34



Wilmslow Station - 5 mins MCR Airport - 12 mins Knutsford - 22 mins Manchester - 30 mins



Alderley - 3mins MCR Airport - 8mins Manchester - 17 mins Altrincham - 33 mins London - 1 hr 45

HESTER

AD



Your Space, Your Way.

The below suites are currently vacant and are suitable for a variety of uses.

Level	Availability	Floor Area sq ft
First Floor Suite 4 (Oak)	Vacant	788
First Floor Suite 5 (Elm)	Vacant	680



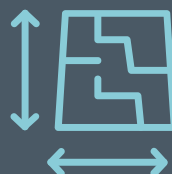
PRESTIGIOUS ADDRESS



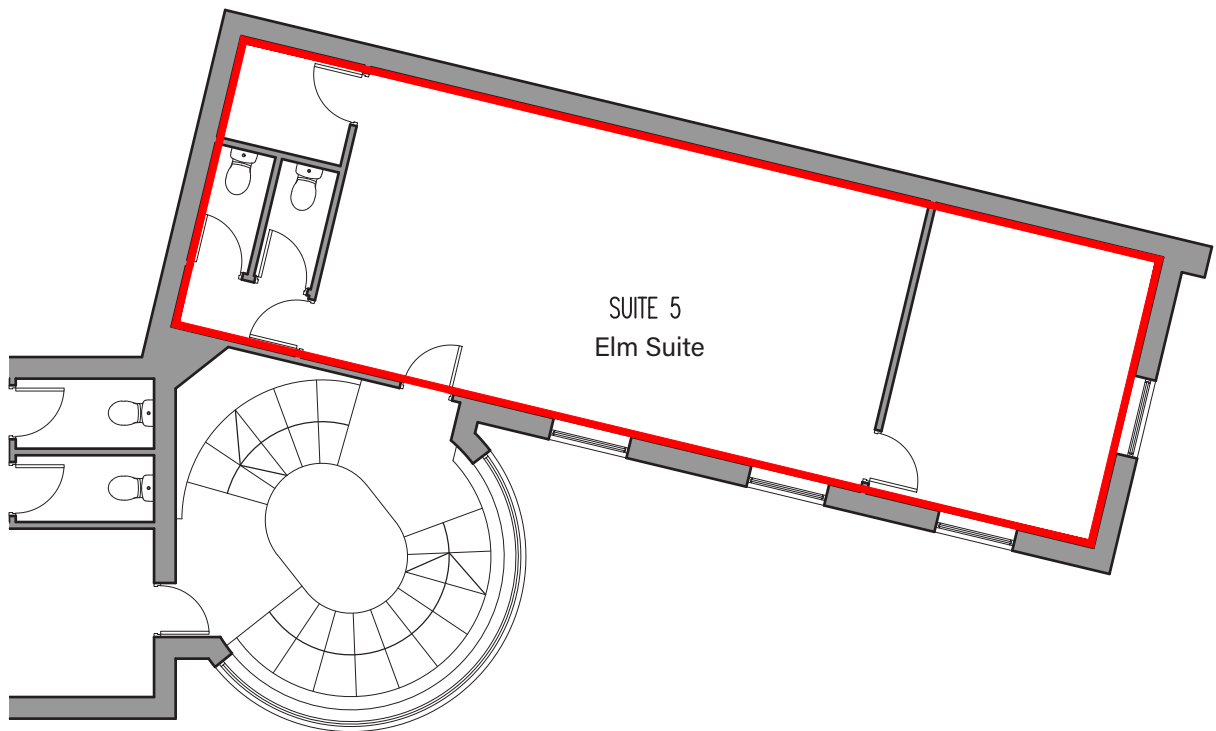
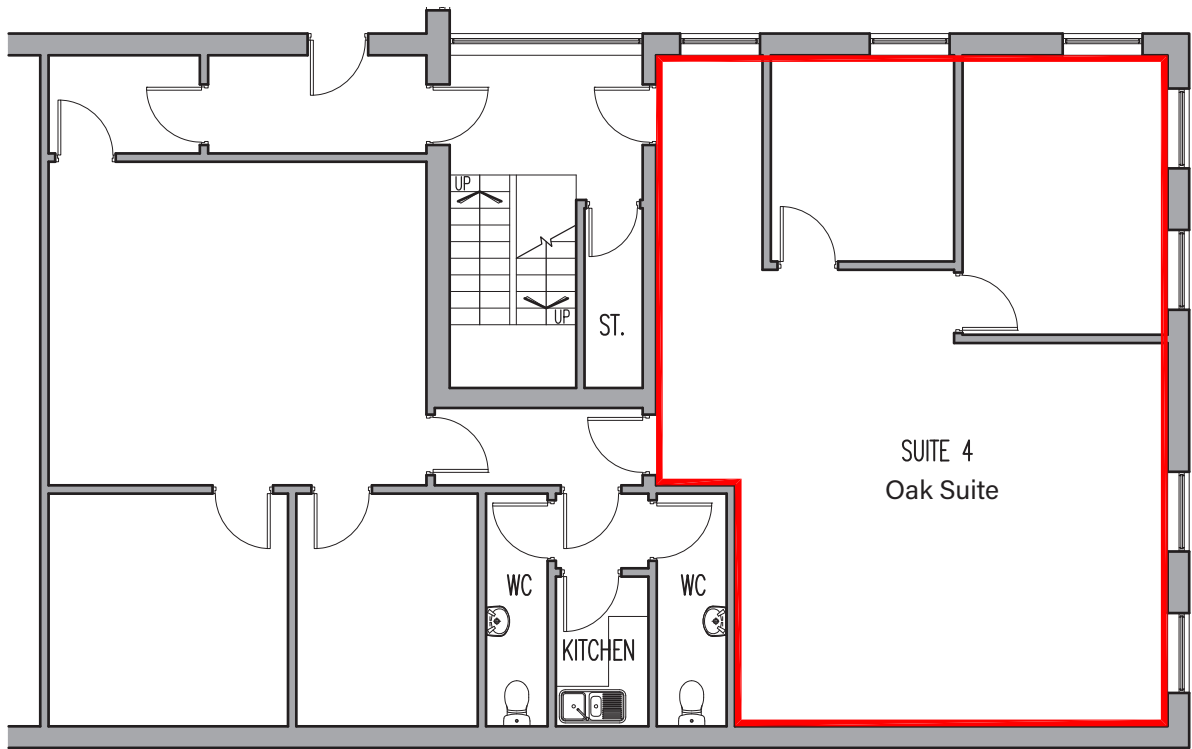
FULLY-REFURBISHED



SECURE GATED PARKING



FLEXIBLE FLOORPLAN



Oak Suite

FIRST FLOOR
788 SQ FT

The Oak Suite provides a fully refurbished office suite, that is ready to move into.

Summary features:

- Open plan layout
- Suspended ceilings
- LED lighting
- Secure, gated car parking
- Private office / meeting room
- High-speed broadband connection
- Access to shared kitchen





Elm Suite

FIRST FLOOR
680 SQ FT

The Elm Suite provides a fully refurbished office suite, that is ready to move into.

Summary features:

- Exposed beams
- Kitchen & WC facilities
- Open plan layout
- LED lighting
- Secure, gated car parking
- High-speed broadband connection





A trusted Landlord.

Alliance is a highly renowned developer with a successful track record, spanning over three decades of development and investment. Our experience in the office sector is unparalleled, earning us a reputation for delivering first-class, sustainable, and flexible spaces that prioritise the needs of the occupier.

We fully understand and respond to the evolving requirements of businesses, serving as a trusted partner throughout their journey, whether during periods of growth or consolidation. We carefully select tenants to foster a dynamic business ecosystem, equipping them with all the resources necessary for success. This approach has allowed us to build long-standing relationships with a wide range of companies across our portfolio of office buildings.

With an exciting development pipeline in residential, industrial, office, hotel, and student accommodation sectors, and with a GDV of £925M, Alliance's core strength lies in its brand, which is recognised by the market for trust, partnership, and professional excellence.



Rent

Available upon application.

Car Parking

Parking is available within the secure car park at an additional rent.

VAT

All prices quoted are excluding but may be liable to VAT.

Service Charge

The tenant will be responsible for the payment of a service charge which will relate to the maintenance and general upkeep of the building.

Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

For information please contact the joint agents.

EPC

EPCs for the various suites are available upon request.



ALLIANCE

Ian Hunter

T: 07818 043 550

E: IH@propertyalliancegroup.com



Simon Gardner

T: 07557 853 813

E: sg@willsill.co.uk



James Dickinson

T: 07876 654062

E: James@canningoneill.com



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991.
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