

# SPRINGFIELD HOUSE

OFFICE SPACE FOR  
GROWING BUSINESSES

WATER LANE | WILMSLOW | SK9 5BG



SUITES FROM 155 SQ.FT. | SUPERFAST BROADBAND | CENTRAL LOCATION



# PROFESSIONAL WORKSPACE IN THE HEART OF WILMSLOW

Springfield House is a prominently located office development in the heart of the desirable town of Wilmslow. Situated on Water Lane, this property provides a variety of office suites ranging from 155 sq ft up to 5,000 sq ft allowing you to grow your work space in line with your business needs.

Boasting a modern reception area, secure swipe-card entry system, building manager and on-site car park, Springfield House is the ideal location for new and growing businesses looking to reposition themselves within South Manchester.

The available office suites boast: a fresh, light interior, LED lighting, gas-fired central heating and shared kitchen facilities on each floor for added convenience.

## HELPING YOU TO GROW YOUR BUSINESS

Orbit Developments have worked with Manchester's leading broadband providers to connect Springfield House with affordable super fast broadband. Packages range from 30mb to 100mb so no matter what broadband speed you need to run your business, you can be sure that Springfield House can provide the package you need in order for you to give your customers a reliable and efficient service.

A variety of suite sizes combined with small business rate relief, all-inclusive packages and flexible 12 month licences and it's clear to see why Springfield House is the leading choice of office space for small businesses in Wilmslow.



# WILMSLOW ONE SOUTH MANCHESTER'S MOST SOUGHT AFTER LOCATIONS



# VIBRANT TOWN CENTRE PACKED WITH AMENITY

Located within Cheshire's 'Golden Triangle', Wilmslow is an affluent area boasting a great deal of opulent restaurants, cafés and shops within its town centre.

Retailers in the town centre include department store Hoopers, Boots, Waterstones, Bang & Olufsen and Sweaty Betty.

Big coffee shops, such as Costa Coffee, Starbucks and Caffè Nero are dotted around town centre, as well as many independents such as Rise and The Old Garages. All of which provide the perfect location for an informal business meeting

or a coffee and chat. Whilst restaurants: Unico Lounge, Miller & Carter and Cibo are ideal for business lunches and treating clients.

Before work, for their lunch or as a post work treat, your staff will benefit from the numerous food outlets the town offers: such as Nourish, Subway, 900 degrees, Junipers and Pizza Express as well as many others.

With supermarkets Sainsburys, Waitrose, Tesco Express and M&S Food in the town centre are perfect for grabbing lunch on the go.



# THE PERFECT LOCATION



CAR

Wilmslow is ideally located in South Manchester, immediately accessible to major link roads such as the A538 connecting Wilmslow to Manchester Airport with a drive time of 10 minutes.

The town is also close to the M6, M56 and M60 motorways and directly benefits from the A34 bypass and A555 SEMMMS, which connects the area to a number of prominent locations.

Due to the number of routes into Wilmslow, the town centre is easily accessible from most locations across South Manchester.



BUS

Wilmslow is served by a number of bus routes connecting the town centre to key areas in the North West such as Manchester, Macclesfield, Didsbury, Hale, Manchester Airport, Altrincham and Alderley Edge all of which provide excellent talent pools for recruitment.



TRAIN

In addition to fantastic road links, the town centre also benefits from a mainline train station with direct and frequent services to Manchester Piccadilly, Stockport, Crewe and London Euston (average journey time under two hours) making Springfield House easily accessible for employees, visitors and customers alike.



## WALKING:

- Wilmslow Train Station 7 mins  
(Trains to Manchester and London Euston)
- Waitrose 4 mins
- Post Office 3 mins
- Broadway Car Park 5 mins

## DRIVE TIMES:

- Manchester Airport 12 mins
- Manchester city centre 25 mins
- Liverpool 1 hour

## MOTORWAY DRIVE TIMES:

- A34 2 min
- A555 (SEMMMS) 5 mins
- M60 12 mins
- M56 13 mins
- M6 28 mins
- Manchester Airport 12 mins

Wilmslow is less than five miles from Manchester airport where over 100 airlines offer direct flights to over 225 destinations worldwide, more than any other UK airport.

Cafés, restaurants and bars in addition to a broad retail offer ensures that staff have choice throughout the day and into the evening.

- 1 Easy Fish
- 2 Chilli Banana
- 3 Co-op
- 4 Wood Fire Smoke
- 5 Smoke
- 6 Juniper
- 7 Rise
- 8 Café on Water Lane
- 9 Casa Italia
- 10 Pizza Express
- 11 Coach & Four
- 12 Revolution
- 13 Costa Coffee
- 14 M&S Food
- 15 Miller & Carter
- 16 Mil's Burger & Shakes
- 17 Sotto
- 18 Eastern Revive
- 19 Anthology
- 20 Wine Cellar
- 21 Suburban Green
- 22 Nourish
- 23 Zumu Sushi
- 24 Caffé Nero
- 25 Unagi
- 26 The Grove
- 27 Cibo
- 28 Petit Delice

← ➡ To Manchester

A34

➡ To Crewe ➡

Wilmslow Station

Waitrose

SPRINGFIELD HOUSE

GROVE STREET

ALDERLEY ROAD

WATER LANE

← Manchester Airport, M56 Junction 6

SATNAV: SK9 5AR

Sainsbury's





**OFFICE**



**RETAIL**



**INDUSTRIAL**

Orbit Developments have been providing high quality, affordable business space for over 50 years. We believe in offering all of our customers the very best in workspace.

We develop, let and manage all of our own properties, allowing us to oversee the whole letting and management process seamlessly.

Nobody knows the South Manchester office market like we do. Whether you need a one person office or a whole building we have the right workspace for you.

**2,000+  
customers**

**8,000,000+ sqft  
portfolio**

**230 individual  
schemes**

***Orbit***  
**Developments**

**01625 588200**

**[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)**

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