# PENTLAND HOUSE

Dean Row Road, Wilmslow, SK9 2GH

# GRADE A OFFICE SPACE IN WILMSLOW

Pentland House is a modern, self-contained two-storey office building offering a mix of smaller suites ideal for growing businesses. The space benefits from on-site parking, air conditioning, communal breakout areas and well-equipped kitchens, creating a comfortable and practical working environment.

The building sits next to Summerfield's Village Shopping Centre, providing everyday amenities including Tesco Express and Wilmslow Pharmacy. Handforth Dean Retail Park is a short drive away, and Wilmslow town centre is just a mile from the property.

Located just off the A34, Pentland House offers excellent connectivity to Manchester, the M60 and the A555 for direct access to Manchester Airport. Wilmslow and Handforth train stations are both within a five-minute drive.

Air Conditioning

Suspended Ceiling

Raised Flooring

On-Site Car Park

8 Person Passenger Lift

Kitchen Facilities

24hr Access

Communal Breakout Areas

Easy Motorway Access

# FIRST FLOOR
# PLAN

**SUITE 1**
527 sq.ft. | 48 sq.m.

**SUITE 2a**
624 sq.ft. | 57 sq.m.

**SUITE 2b**
260 sq.ft. | 24 sq.m.

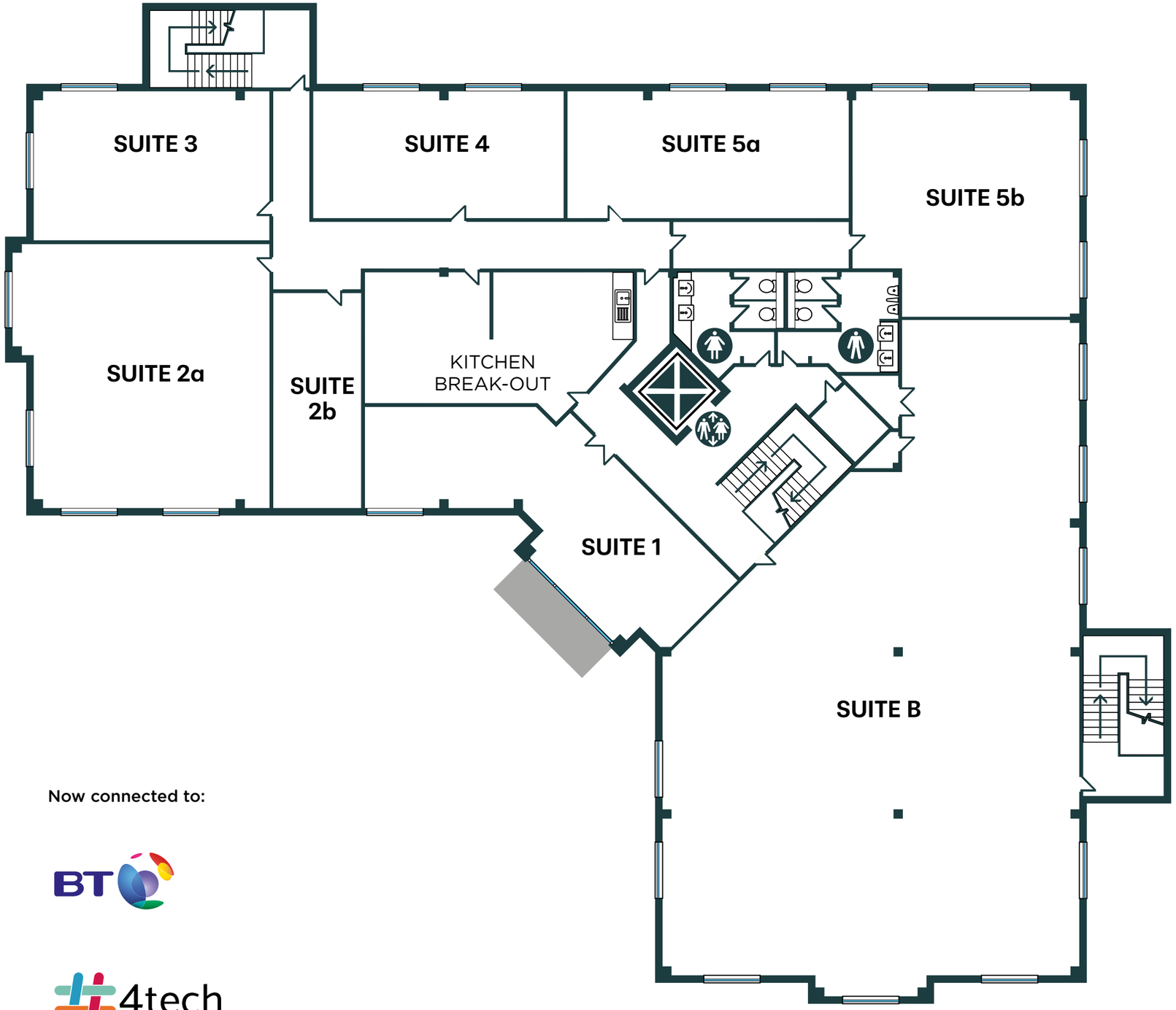
**SUITE 3**
381 sq.ft. | 35 sq.m.

**SUITE 4**
362 sq.ft. | 33 sq.m.

**SUITE 5a**
477 sq.ft. | 44 sq.m.

**SUITE 5b**
488 sq.ft. | 45 sq.m.

**SUITE B**
2,390 sq.ft. | 222 sq.m.

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# EVERYTHING YOU AND YOUR COLLEAGUES NEED IN THE AREA

Pentland House benefits from ample on-site parking at a ratio of 1:257 sq.ft. and a welcoming reception for visitors to enjoy.

Ideally situated on the doorstep of Summerfields Village centre which provides a wide variety of employee amenities including: Tesco Express, Subway, Lidl, The Wilmslow Tavern and a dry-cleaners.

Wilmslow town centre and Handforth Dean, where M&S, Tesco Extra, Next, JD and Boots are located are all just a short drive away.

Pentland House is located just off the A34 in Wilmslow, Cheshire and is easily accessible by road, rail and public transport.

Bus services available on the doorstep of Pentland House provide direct and frequent routes to Wilmslow, Stockport town centre, Didsbury and Manchester city centre.

## WALKING:

- Tesco Express 2 mins
- Bus Stop 3 mins
- Handforth Station 20 mins

## DRIVE TIMES:

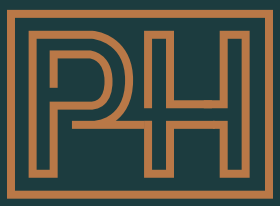
- Wilmslow Station 5 mins

(Trains to MCR and London Euston)

- MCR Airport 15 mins
- MCR city centre 29 mins

## MOTORWAY DRIVE TIMES:

- A34 1 min
- A555 5 mins
- M60 12 mins
- M56 13 mins
- M6 28 mins



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