LADYFIELD

HOUSE

FULLY REFURBISHED WORKSPACE STEPS FROM WILMSLOW STATION

Positioned immediately next to Wilmslow train station, **LADYFIELD HOUSE** provides exceptional connectivity for staff and clients alike. Frequent rail services link directly to Manchester, London, and Manchester Airport, while the nearby A34 places the wider South Manchester and Cheshire network within easy reach. For organisations that value accessibility and convenience, this location delivers both with ease.

It’s an ideal environment for growing firms seeking a professional base that can evolve with their needs. **LADYFIELD HOUSE** blends strong transport links, quality workspace, and a strategic Wilmslow address-making it a smart choice for businesses looking to elevate their presence in the region.

GROUND FLOOR

1,485 SQ.FT.
(138 SQ.M.)

AVAILABILITY

The available 1,485 SQ.FT. ground-floor suite has recently undergone a refurbishment, and is ready to move into.

The space has been designed to support modern working practices, combining practicality with a clean, contemporary feel.

A welcoming kitchen and breakout area creates a natural hub for informal meetings and team downtime, while the main open-plan office offers flexibility for a variety of layouts.

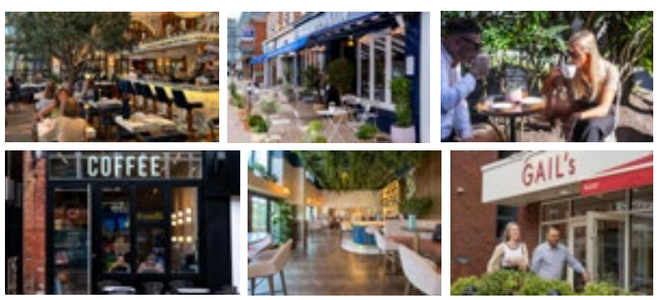
In addition, a separate private office and a dedicated meeting room provide the right balance between collaborative and focused work.

FEATURES

- CENTRALLY LOCATED
- ON-SITE PARKING
- BUILDING MANAGER
- FIBRE CONNECTIVITY
- AIR-CONDITIONING
- TRANSPORT LINKS

WILMSLOW

The location boasts more than just practical commuting, with a leisure centre within walking distance and an abundance of shops and restaurants, ensuring a well-rounded and easily accessible environment.



CONNECTIVITY

WALKING:

Wilmslow Train Station *(Trains to Manchester and London Euston)*	**1 min**
Post Office	**5 mins**
Waitrose	**4 mins**
Broadway Car Park	**7 mins**

MOTORWAY DRIVE TIMES:

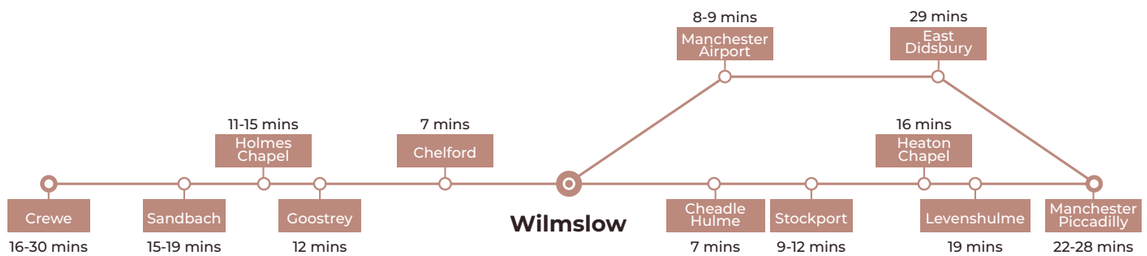
A34	**2 min**
A555	**5 min**
M60	**12 mins**
M56	**13 mins**
M6	**±28 mins**

DRIVE TIMES:

Manchester Airport	**10 mins**
Manchester City Centre	**25 mins**
Liverpool	**1 hour**

TRAIN TRAVEL TIMES

Crewe - Manchester train line.
Travel time from Wilmslow



London to Manchester - West Coast main line.
Travel time from Wilmslow

LADYFIELD
HOUSE

STATION ROAD, WILMSLOW, SK9 1BU

Orbit Developments
01625 588200
www.orbit-developments.co.uk

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