



EMERSON
COURT



Emerson Court is situated in the heart of Wilmslow Town centre. The building is currently undergoing a refurbishment of the reception and office space, which will provide a range of suites and specifications.

The first floor has a range of CAT A exposed services suites, ranging from 269 SQ.FT. to 2,917 SQ.FT with access to a roof terrace. The two larger suites benefit from their own kitchen breakout and meeting room. The smaller suites have access to a communal kitchen and an opportunity to put their own stamp on the space.

The rest of the building has floors of 7,403 SQ.FT. and 7,373 SQ.FT. which have been stripped back and can be fitted to suit someones taste.

A short walk from shops, train station and road networks, Emerson Court is well positioned and an ideal place to work.



BUILDING SPECIFICATION



AIR-CONDITIONING



KITCHEN BREAKOUT



24-HOUR ACCESS



ON-SITE PARKING



EXPOSED SERVICES



LED LIGHTING



CENTRAL LOCATION



EPC RATING A

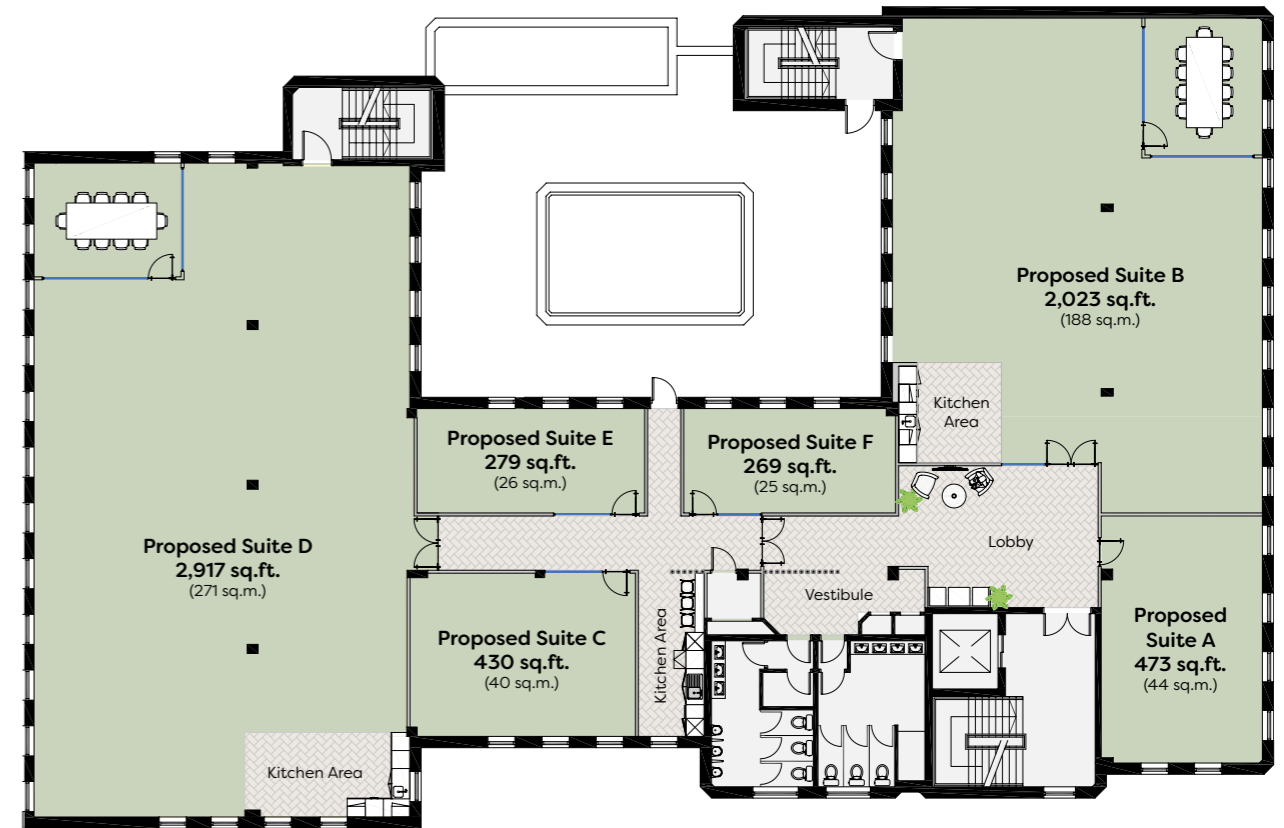
AVAILABILITY

| SUITE | SQ.FT. | SQ.M. | AVAILABILITY |
|---------|--------|-------|--------------|
| Suite A | 473 | 43 | TO LET |
| Suite B | 2,217 | 205 | TO LET |
| Suite C | 430 | 39 | TO LET |
| Suite D | 2,917 | 270 | TO LET |
| Suite E | 279 | 19 | TO LET |
| Suite F | 269 | 24 | TO LET |



FIRST FLOOR

269 - 2,917 SQ.FT - TO LET



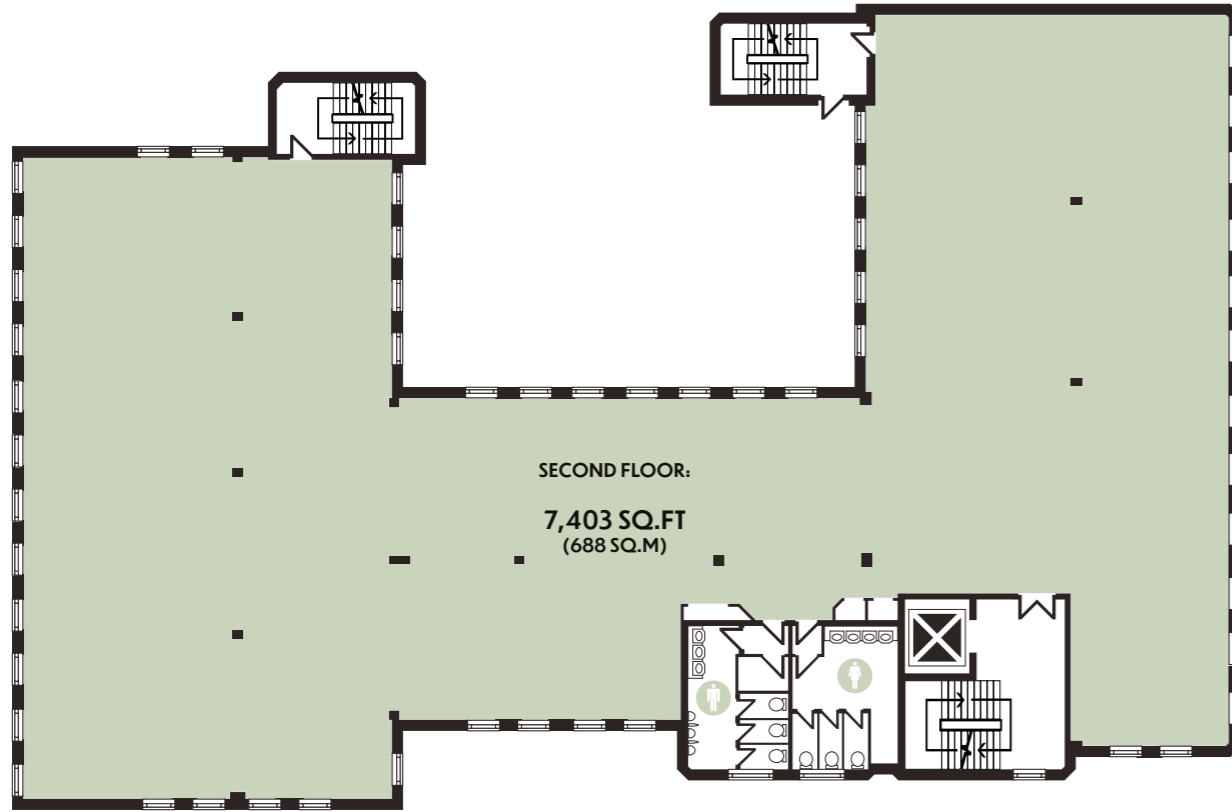
FIRST FLOOR

PROPOSED SPACEPLAN



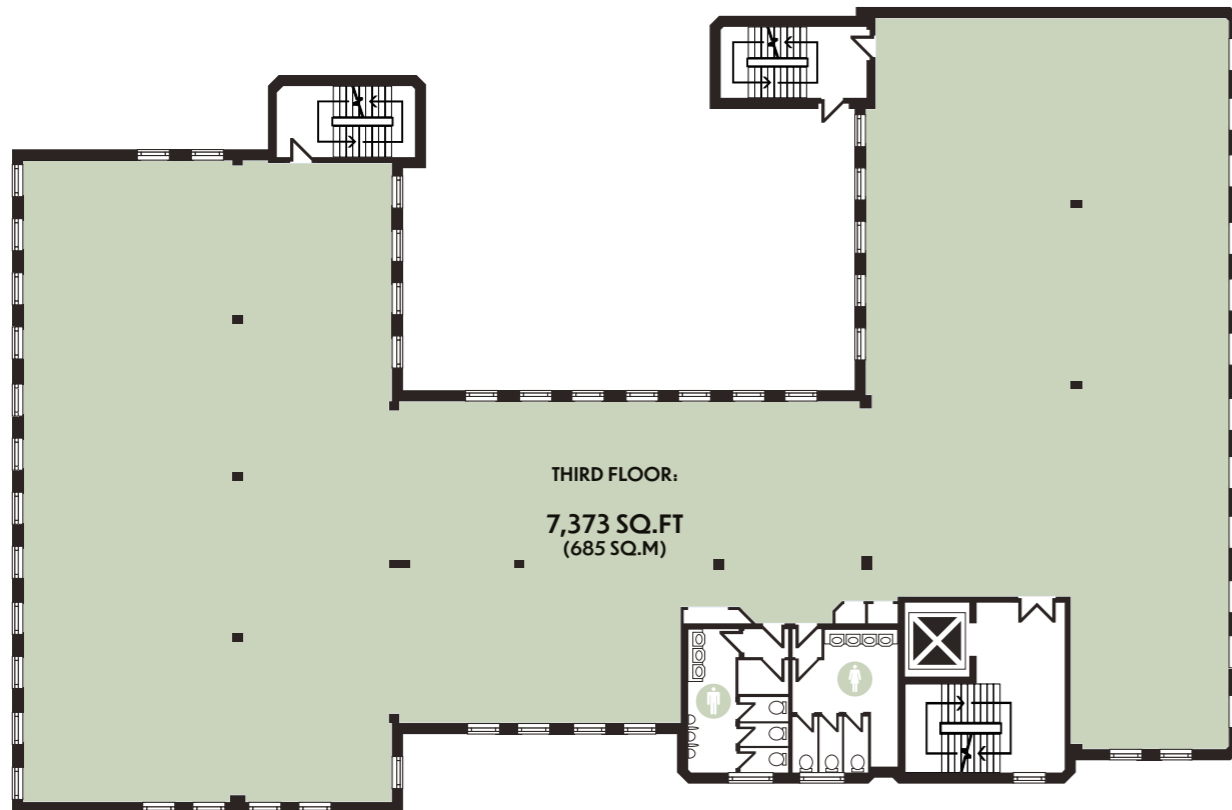
SECOND FLOOR

7,403 SQ.FT - TO LET



THIRD FLOOR

7,373 SQ.FT - TO LET



 WILMSLOW STATION

Vibrant, social and ready for business.

Situated just 11 miles south of Manchester city centre, Wilmslow is a thriving, well-connected town in the heart of Cheshire.

Wilmslow offers businesses the perfect balance of accessibility and convenience, without the congestion of central Manchester.

Its rich amenities and excellent transport links make it an ideal hub for both work and life.

 EMERSON COURT

- | | |
|-------------------------|-------------------------|
| 01 Piccolinos | 18 Rex Cinema |
| 02 Barinda | 19 Springfield Car Park |
| 03 Suburban Green | 20 Browns |
| 04 Cibo | 21 Tropica |
| 05 Just Between Friends | 22 Waitrose |
| 06 Costa Coffee | 23 Post Office |
| 07 Starbucks | 24 Tesco Express |
| 08 Aura Bar | 25 Waterstones |
| 09 Water Lane Cafe | 26 Boots |
| 10 Stolen Lamb | 27 Superdrug |
| 11 Juniper | 28 M&S Food |
| 12 Smoke | 29 Space NK |
| 13 Jerk Junction | 30 Hoopers |
| 14 Wood Fire Smoke | 31 Little Greene |
| 15 Gail's Bakery | 32 Jo Malone London |
| 16 Pizza Express | 33 Hotel Chocolat |
| 17 Leisure Centre | 34 Cook |

WELL CONNECTED. PERFECTLY PLACED.

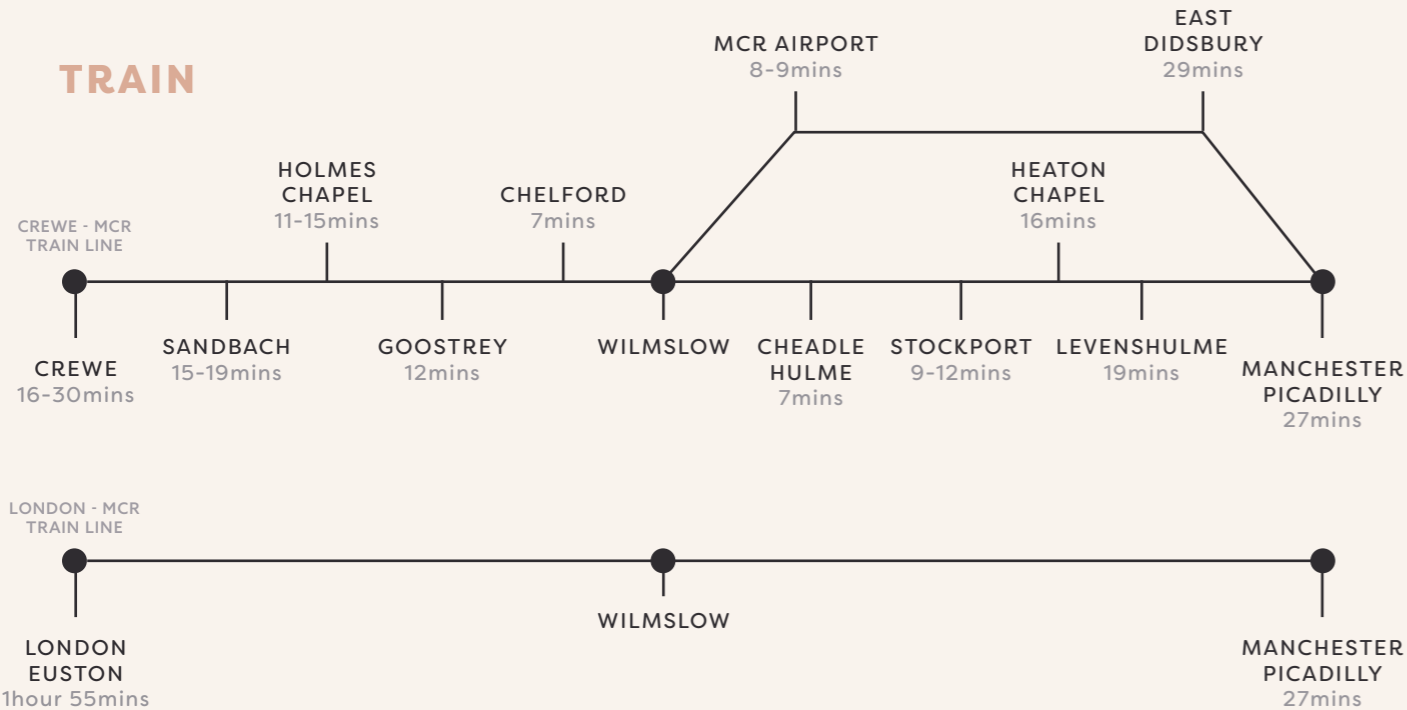
WALKING



DRIVING



TRAIN



Suburban Green



Gail's Bakery



Piccolinos



Smoke



The Rex Cinema



Café Azul



Starbucks



Hotel Chocolat



Stolen Lamb

MANCHESTER AIRPORT IS WITHIN A 5 MINUTE DRIVE OF WILMSLOW WHICH OFFERS FLIGHTS TO OVER 200 DESTINATIONS WORLDWIDE



EMERSON COURT

Alderley Road, Wilmslow, SK9 1NX

Orbit
Developments

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www.orbit-developments.co.uk

Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0126)