

**CEDAR TECHNOLOGY CENTRE
ATLANTIC STREET, ALTRINCHAM WA14 5DZ
TO LET FROM - £310 PCM plus VAT**



**RANGE OF OFFICE ROOMS AND WORKSHOPS AVAILABLE
ON RENEWABLE 12 MONTH LICENCE AGREEMENTS.
RECEPTION AREA, KITCHEN/STAFF ROOM AND PARKING.**

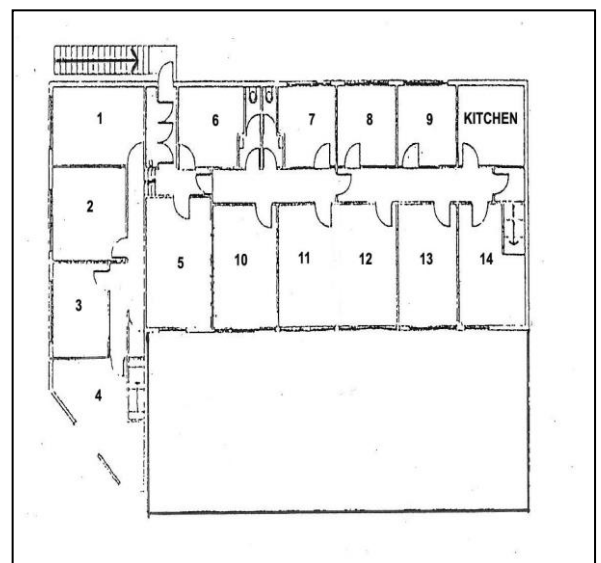
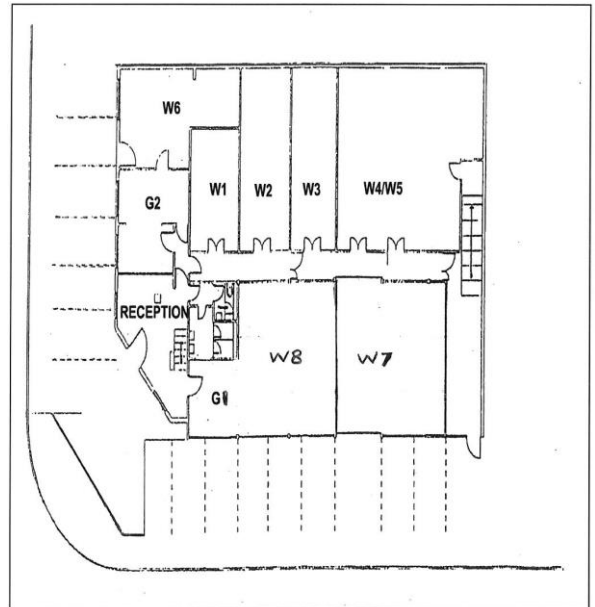
DESCRIPTION

Situated on the edge of Altrincham Town Centre just off the A56, which is the main road linking Altrincham through Sale to Manchester in one direction and Chester in the other. Both the M60 and M56 motorways are 10 minutes' drive away providing nationwide access. The proximity of Manchester International Airport enhances the location further, making it an extremely convenient place from which to operate.

Cedar Technology centre offers a range of workshops and office rooms from 107 sq.ft. Tenants are offered the flexibility with licence agreements from 12 months with a month's deposit required and rent payable monthly in advance. The rents quoted for the offices include rates, heating, lighting and water for the offices and the workshops are charged separately for the electric having the benefit of 3 phase power. The building is networked with broadband charged at an additional £25 pcm if required. There is key pad entry access to the reception with intercom to each of the offices.



| FLOOR | ROOM NO | TENANT | APPROX SQ.FT. | RENT plus VAT P.C.M. |
|--------|---------|------------------|---------------|----------------------|
| GROUND | W1 | Available | 190 | £425 |
| | W2 | Occupied | 277 | |
| | W3 | Centre Piece | 291 | |
| | W4 | Display Lighting | 291 | |
| | W5 | Display Lighting | 549 | |
| | W6 | Pickles Sandwich | 174 | |
| | W7 | Occupied | 134 | |
| | W8/G1 | Occupied | 424 | |
| | G2 | Vacant | 135 | £400 |
| FIRST | 1 | Vacant | 174 | £400 |
| | 2 | Vacant(3/5/23) | 168 | £400 |
| | 3 | RWA | 146 | |
| | 4 | Vacant | 168 | £400 |
| | 5 | Vacant | 195 | £400 |
| | 6 | Store | 107 | |
| | 7 | Let | 115 | |
| | 8 | Vacant | 121 | £310 |
| | 9 | Vacant | 124 | £310 |
| | 10 | Vacant | 174 | £400 |
| | 11 and | Vacant | | |
| | 12 | Vacant | 348 | £700 |
| | 13 | Vacant | 174 | £400 |
| | 14 | Vacant | 128 | £350 |



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.