

## 8 ASHLEY ROAD ALTRINCHAM, WA14 2DW TO LET – FROM £371 PCM



**CONTEMPORARY OFFICE ROOMS  
INCLUSIVE OF UTILITIES AND FIBRE BROADBAND.  
AVAILABLE ON 12 MONTH RENEWABLE LICENCE  
AGREEMENTS.**

## DESCRIPTION

This property is ideally situated on Ashley Road in Altrincham Town Centre within walking distance of Altrincham Station, multi storey car park and close to the motorway network. Having recently been refurbished the building offers a range of offices available on flexible lease terms. Inclusive of heating, lighting, broadband, business rates, weekly cleaning and buildings insurance. The offices are accessed via a hardwood entrance door which leads to a staircase to the first and second floor office rooms, communal kitchens and shared WC's. All of the offices are equipped with intercom access, contemporary fixtures, fibre broadband, full data and phone capabilities and benefit from 24/7 access.

OFFICE	AREA	RENT P.C.M.	AVAILABILITY
Beech	140 sq.ft.	£488	Let
Oak	185 sq.ft.	£630	Let
Pine	92 sq.ft.	£371	Available
Juniper	120 sq.ft.	£455	Let
Ash	127 sq.ft.	£425	Let



## INCLUDES

Inclusive of heating, lighting, broadband, business rates, weekly cleaning and buildings insurance

## LEASE TERMS

Available on 12-month renewable licence agreements.

## VIEWING

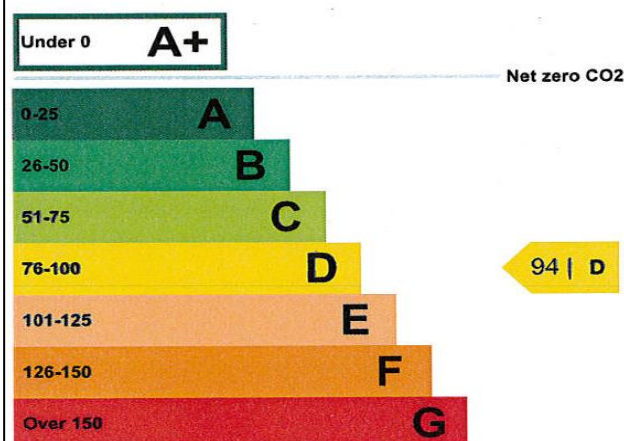
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

## ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

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.