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THOMASWILLMAX.CO.UK

4 & 5 CRAVEN COURT ATLANTIC STREET, ALTRINCHAM WA14 5DY FOR SALE - £550,000 plus VAT



**TWO STOREY BUILDING OFFERING A MIXTURE OF OPEN PLAN
AND GLAZED PARTITIONED OFFICES, KITCHENS AND MALE &
FEMALE WC'S. TOTALLING 294 SQ.M (3166 SQ.FT.)
EIGHT CAR PARKING SPACES**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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DESCRIPTION

Situated on the edge of the town centre this office building was formerly two units which have been refurbished and combined to create one larger office building offering a mixture of open plan space and glazed partitioned offices over two floors providing a total of 294 sq.m (3166 sq.ft.) gross.

It benefits from tiled flooring throughout with false ceiling with inset lighting. Gas central heating. Double glazing. Fire and burglar alarm and is networked throughout. The ground floor comprises open plan office/reception with six glazed partitioned offices. There are two kitchens and two male and two female WC's. Two staircases lead to the first floor which offer six further glazed partitioned offices and reception landing area. Walk in stationery cupboard and boiler cupboard.

To the front of the building there are eight tarmacked car parking spaces.

GROUND FLOOR (147sq.m (1583 sq.ft.) gross

FIRST FLOOR 147 sq.m (1583 sq.ft.) gross

SERVICES

Gas, electric and water

TENURE

(Vendor please confirm).

BUSINESS RATES

Unit 4 - £12,000 p.a. (Rateable value)

Unit 5 - £11,750 p.a. (Rateable value)

VIEWING

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

USE CLASS

The building falls under class "E" and in addition for offices would be suitable for consulting/medical and certain light industrial use.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

AWAITING EPC



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.