

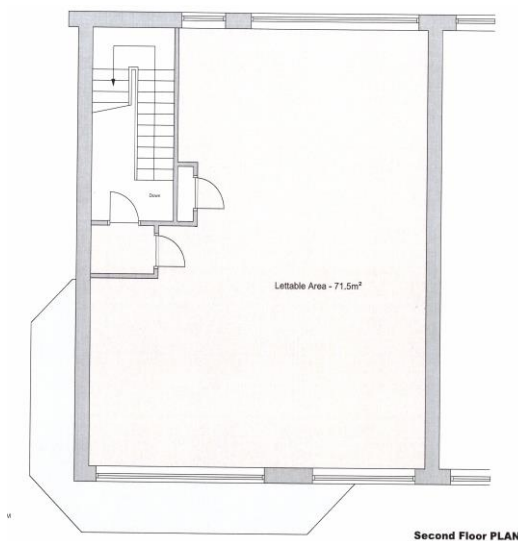
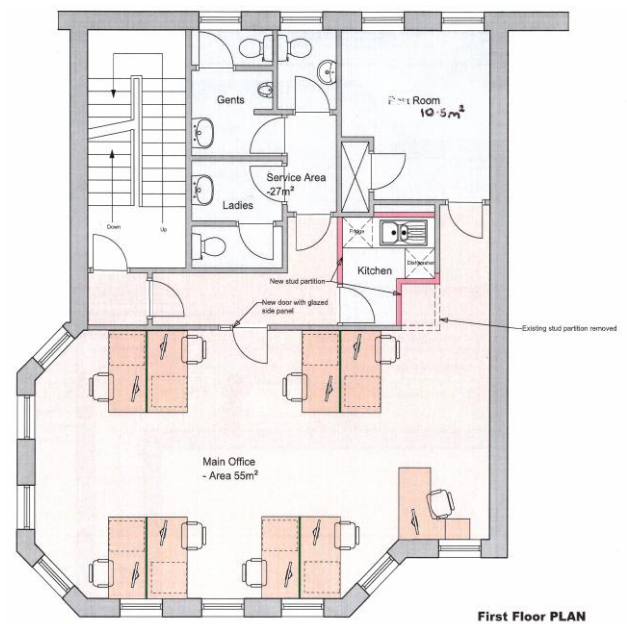
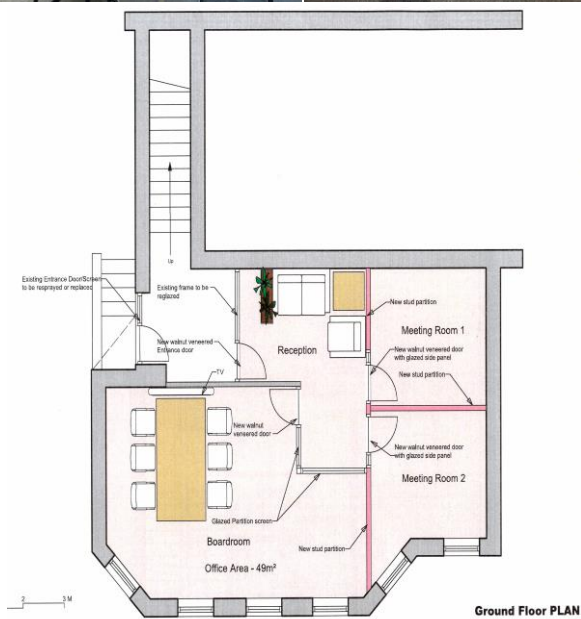
**UNIT 2 TABLEY COURT,
VICTORIA STREET, ALTRINCHAM,
CHESHIRE WA14 1EZ
FOR SALE – O/O £520,000 PLUS VAT**



**THREE STOREY MODERN OFFICE BUILDING IN THE
TOWN CENTRE OFFERING A MIXTURE OF
OPEN PLAN AND CELLULAR SPACE
OFFERING 213 SQ.M. (2294 SQ.FT.)(GROSS).
WITH THREE CAR PARKING SPACES.**

DESCRIPTION

This modern, recently refurbished office building is situated in the town centre and provides accommodation over three floors offering a mixture of open plan and cellular office space and is presented to a high standard throughout extending to approximately 213 sq.m. (2,294 sq.ft.) (gross) with three car parking spaces. The ground floor provides a boardroom and two offices. The first floor is mainly open plan with further office, kitchen/staff room and WC's and the second floor provides a further open plan office space. The building benefits from central heating, air conditioning, video intercom, double glazing, suspended ceiling with sensor LED lighting, networked throughout and has recently been rewired, re-plumbed and had a new central heating system installed.



SERVICE CHARGE – £845 p.a. plus VAT

RATEABLE PAYABLE – £5,934.39 per annum.

PARKING

There are 3-4 car parking spaces available.

TENURE - Leasehold with 245 years remaining.

VIEWING

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

EPC – Certificate number: 4145-8088-9099-7886-3958

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.

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