

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

SECOND FLOOR OFFICE SUITE, UNIT 2 TABLEY COURT, VICTORIA STREET ALTRINCHAM, CHESHIRE WA14 1EZ

TO LET - £18,000 P.A. plus VAT (Incl Business Rates)



**SECOND FLOOR OPEN PLAN OFFICE SUITE PROVIDING
APPROXIMATELY 80 SQ.M (862 SQ.FT.) PLUS SHARED KITCHEN
AND WC'S.**

**PLUS 2 GROUND FLOOR OFFICES AVAILABLE ON SHORT TERM
AGREEMENTS AT £350 PCM plus VAT (ALL INCLUSIVE BASIS)**

THOMAS WILLMAX LIMITED
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ENTRANCE

Steps leading to entrance door with the benefit of intercom, leading through to vestibule with ceiling mounted down lighters, wall mounted fire alarm control panel, burglar alarm with staircase to second floor suite and doors to ground floor offices and boardroom.

2ND FLOOR OPEN PLAN OFFICE 80 sq.m (862 sq.ft.) - £18,000 P.A. plus VAT (Inclusive of business rates)

Aluminium double glazed windows overlooking the front and rear of the property plus additional Velux roof light. Perimeter central heating radiators and three compartment trunking housing power points. Wall mounted intercom, false ceiling with inset LED panel lighting.

COMMUNAL KITCHEN

Comprises stainless steel sink unit set into run of marble effect worktop with white fronted base units below and matching wall units above. Part tiled walls. Built in dishwasher.

MALE WC

FEMALE WC

BOARDROOM 21 sq.m (226 sq.ft.)

£650 pcm plus VAT (all-inclusive and available on flexible lease terms) Ground floor boardroom. Service charge to be confirmed.

GROUND FLOOR OFFICE 1 7.8 sq.m (84 sq.ft.) - £350 pcm plus VAT (all-inclusive and available on short term agreement). Service charge to be confirmed.

GROUND FLOOR OFFICE 2 8 sq.m (86 sq.ft.) - £350 pcm plus VAT (all-inclusive and available on short term agreement). Service charge to be confirmed.

SERVICE CHARGE (£200 pcm plus VAT applicable only for the second floor office)

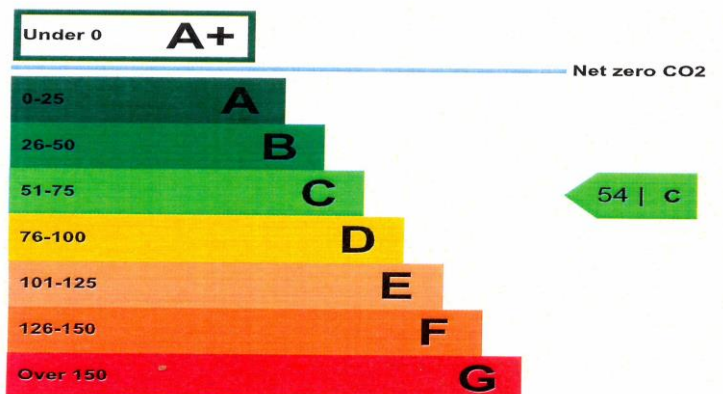
A service charge will be levied on the second floor office suite to include a contribution towards building insurance, rates, gas, electric, water, both communal & office cleaning, external maintenance and window cleaning.

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.





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.