

**UNIT 1A, BRIDGEWATER ROAD  
ALTRINCHAM, CHESHIRE WA14 1LB**

**FOR SALE - £795,000**  
**(May Let - £55,000 p.a.)**



**SELF CONTAINED HIGH SPEC OFFICE BUILDING  
OVER GROUND AND FIRST FLOORS  
OFFERING 278.5 SQ.M (3000 SQ.FT.)  
WITH 18 CAR PARKING SPACES AVAILABLE**

## DESCRIPTION

Situated off Manchester Road (A56) and within walking distance of Navigation Road Metrolink Station this two storey office building has been refurbished to a high standard. It offers principally open plan accommodation on each floor along with meeting rooms and a board room. Disabled WC facilities plus additional WC's, shower room and kitchen facilities on each floor. The fittings are high quality throughout with feature parquet flooring, built in speaker system, cat 5 cabling, double glazing and LED lighting.

## ENTRANCE

Aluminium glazed entrance door leading through to

## RECEPTION HALLWAY (3.7m x 1.9m)

With wall mounted fire control panel. Alarm control panel. Key pad entry with door leading through to

## RECEPTION (3.8m x 3.3m)

With return staircase to the first floor offices. Understairs storage cupboard and doors providing access to

## KITCHEN/STAFF ROOM (4.4m x 3.7m)

Comprising stainless steel sink unit set in to run of marble effect worktop with range of grey fronted base and drawer units below and matching wall units above. Built in dishwasher. Tiled splashback.

## OFFICE 1 (8.8m x 7.5m)

With 3 Upvc double glazed windows overlooking the front of the property.

## MEETING ROOM (3.5m x 3m)(maximum)

## DISABLED WC

## MALE & FEMALE WC

With separate cloaks area.

## MEETING ROOM/OFFICE 2 (3.5m x 3.5m)

## FIRST FLOOR ACCOMMODATION

## OFFICE 3 (10.5m x 7.5m)

With secondary kitchen area comprising stainless steel unit set into run of marble effect worktop with range of blue fronted base and drawer units below and wall units above. Part tiled walls. Tiled splashback with double opening glazed doors leading through to

## MEETING ROOM (3.2m x 2.8m)

## MALE & FEMALE WC'S

## SHOWER ROOM

## BOARDROOM (7.5m x 4.5m)(maximum)

## OUTSIDE

To the front and side of the property there is tarmac hardstanding with perimeter wrought iron fencing providing 18 car parking spaces accessed via electric entrance gate.

## RATEABLE VALUE (Vendor pls confirm)

## VIEWING

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

## EPC RATING



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.