

**14 OLD MARKET PLACE  
ALTRINCHAM WA14 4DF  
TO LET - FROM £800 PCM**



**OFFICE 4 – 1<sup>ST</sup> FLOOR OFFICE 27.5 SQ.M (297 SQ.FT) - £1,000 PCM**

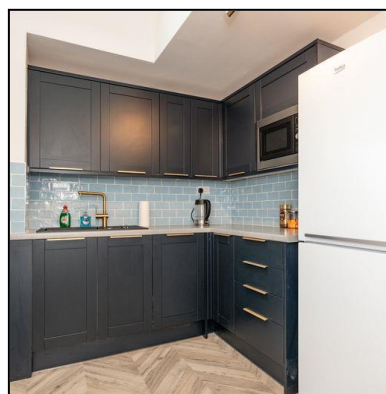
**OFFICE 7 – 2<sup>ND</sup> FLOOR OFFICE 26 SQ.M (280 SQ.FT.) - £800 PCM  
(MAY SPLIT INTO 2 OFFICES)**

**INCLUSIVE OF UTILITIES AND FIBRE BROADBAND.**

**AVAILABLE ON A 12 MONTH RENEWABLE TENANCY AGREEMENTS.**

## DESCRIPTION

This property is ideally situated on Old Market Place in Altrincham Town Centre within walking distance of Altrincham Station, multi storey car park and close to the motorway network. Having recently been refurbished to a high standard the building offers a range of offices available on flexible lease terms. Inclusive of heating, lighting, high speed broadband, business rates (tenants are responsible for their own business rates however they should qualify for small business rate relief), weekly cleaning and buildings insurance. The offices are accessed via a hardwood entrance door with a keypad entry system and leads to various office rooms, communal kitchens and shared WC's. All of the offices are equipped with contemporary fixtures, high speed broadband, full data and phone capabilities and benefits from 24/7 access.



### 1<sup>ST</sup> FLOOR OFFICE 4 297 sq.ft/27.5 sq.m

Inclusive of heating, lighting, broadband, business rates, weekly cleaning and buildings insurance - **£1,000pcm**

### 2<sup>ND</sup> FLOOR OFFICE 7 280 sq.ft/26 sq.m.

Inclusive of heating, lighting, broadband, business rates, weekly cleaning and buildings insurance - **£800 pcm**

(The landlord would consider splitting this office into 2 smaller offices).

### COMMUNAL KITCHEN

### COMMUNAL WC'S

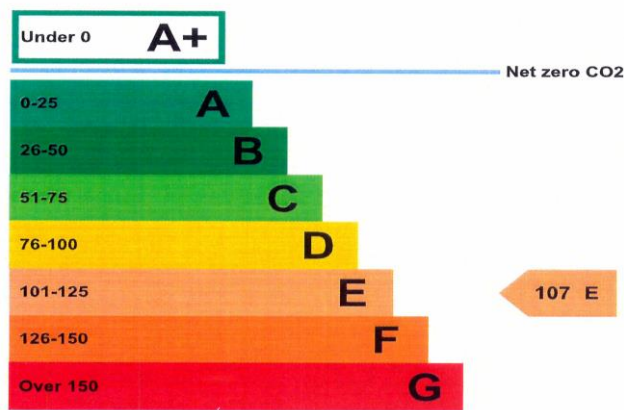
**LEASE TERMS** - Available on 12-month renewable tenancy agreements.

### VIEWING ARRANGEMENTS

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

### Energy rating and score

This property's current energy rating is E.



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.

**THOMAS WILLMAX LIMITED**  
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555  
FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk