

**KB HOUSE, 4 SCOTT DRIVE
ALTRINCHAM BUSINESS PARK
ALTRINCHAM WA15 8AB**

TO LET – £21,000 P.A.

Inclusive of Utilities, cleaning, buildings insurance and parking



**GROUND FLOOR OFFICE SUITE
AVAILABLE ON AN ALL INCLUSIVE BASIS
(ON FLEXIBLE LEASE TERMS TO BE AGREED)
WITH USE OF BOARDROOM AND MEETING ROOMS.**

DESCRIPTION

A modern two-storey office building with a ground floor office suite available on flexible lease terms. The office is within KB House forming part of Juniper Court and situated on the edge of Altrincham town centre and within walking distance of the metro link/railway station. Junctions 6 & 7 of the M56 motorway and Manchester airport being just a short drive away.

The office suite is open plan with the benefit of the use of two meeting rooms and a board room, kitchen/staffroom, female/male WC's and allocated parking.

- Impressive reception
- Raised floors with Power/IT outlet facilities
- Suspended Ceiling with Cat 2 lighting
- Partial Air Conditioning
- Double glazed units
- Passenger lift
- Male/Female WC facilities
- 24 hour on site security

SUITE 2 (56 sq.m/603 sq.ft.) – £21,000 p.a.
Inclusive of gas, electric, water, buildings insurance, internal/external cleaning and 3 car parking spaces.
AVAILABLE

SERVICE CHARGE

Included within the quoting rent.

LEASE TERMS

Available on flexible lease terms to be agreed.

RATEABLE VALUE

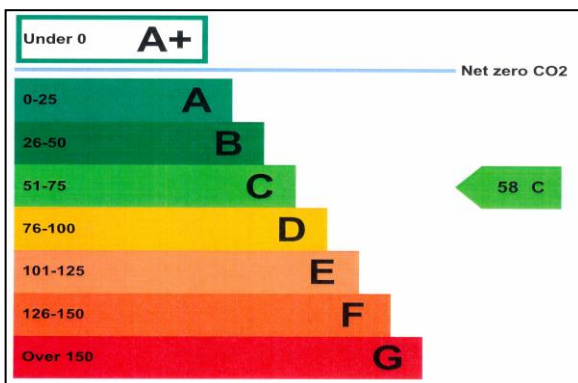
£tbc

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.