

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**4 AMBASSADOR PLACE
STOCKPORT ROAD, ALTRINCHAM WA15 8DB
TO LET – £13,750 P.A. PLUS VAT.**



FIRST FLOOR OFFICE SUITE

**FIRST FLOOR OFFICE SUITE - 77 SQ.M (829 SQ.FT.)
INCLUDING 3 CAR PARKING SPACES
(ADDITIONAL SPACES AVAILABLE).**

AVAILABLE ON RENEWABLE 12 MONTH LICENCE AGREEMENT.

THOMAS WILLMAX LIMITED
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info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

First floor office suite with shared ground floor reception and WC's. Benefiting from a kitchen/staff area and is separately metered, networked with up to 100 megabyte Wi-Fi available along with I.P. phone facility. Three car parking spaces are included and additional spaces are available by separate negotiation.

ENTRANCE

Aluminium glazed entrance door with the benefit of intercom leading through to ground floor reception area with central heating radiators. Staircase leading to first floor suite plus doors providing access to

DISABLED WC

MALE WC

FEMALE WC

FIRST FLOOR OFFICE SUITE (77 sq.m/829 sq.ft.)
£13,750 p.a.

KITCHEN/STAFFROOM

Comprising stainless steel sink unit with light oak fronted base units and matching wall units above. Part tiled walls. Central heating radiator. Power points.

SERVICE CHARGE - £237.50pcm + VAT

To contribute towards internal & external maintenance including 24hr CCTV and fire alarm system.

WI-FI/LAN - £149.55pcm + VAT (100mbps & public IP address).

ELECTRIC – Sub meter and is recharged

GAS – 1/3 of whole bill

WATER – 1/3 of whole bill

CAR PARKING

Three allocated car parking spaces. Extra spaces available at an additional cost.

LEASE TERMS

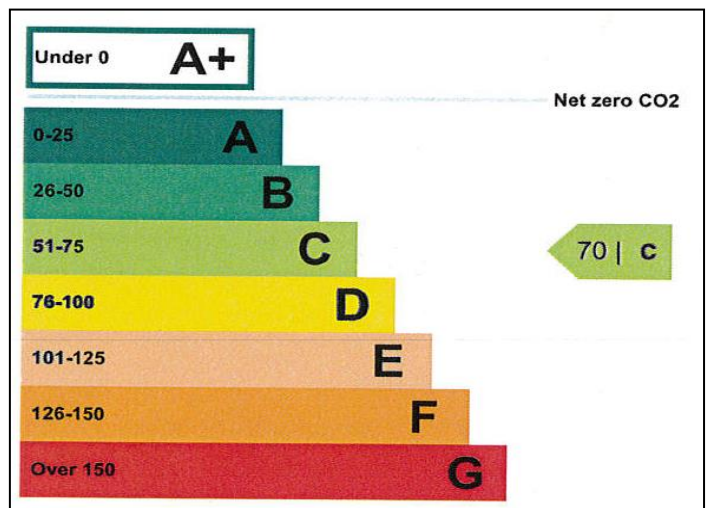
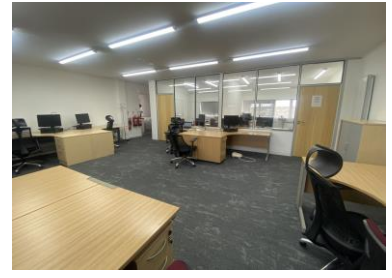
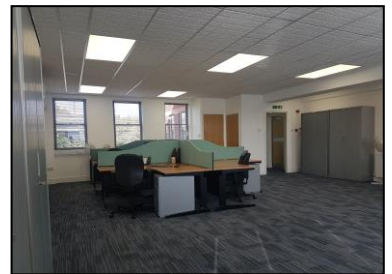
Available on flexible lease terms to be agreed.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £9,300 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

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



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.