

**2ND FLOOR OFFICE SUITE,
70 ELLESMERE ROAD
ALTRINCHAM, CHESHIRE WA14 1JD
TO LET - £495 PCM**



**SECOND FLOOR SUITE COMPRISING
RECEPTION LANDING, THREE OFFICE/CONSULTING
ROOMS, KITCHEN AND SHOWER ROOM.
PROVIDES APPROXIMATELY 67 SQ.M. (721 SQ.FT.)
INCLUDES ONE CAR PARKING SPACE.**

COMMUNAL GROUND FLOOR ENTRANCE

Leading to staircase, in turn leading to

SECOND FLOOR RECEPTION LANDING (3.8m x 2m)

With Velux ceiling light. Inset down lighters. Central heating radiators. Window overlooking the rear. Doors providing access to

ROOM 1 (4.3m x 4.3m)

With windows overlooking the side and rear of the property. Central heating radiator. False ceiling with inset lighting. Wall mounted air conditioning unit. Perimeter power points. Network points.

ROOM 2 (4.3m x 3.7m (maximum))

Window overlooking the side of the property. Fluorescent strip ceiling lights. Central heating radiator. Perimeter power points.

ROOM 3 (4.3m x 4.2m)

With window overlooking the side of the property. Ceiling light. Central heating radiator. Power points. Air conditioning unit.

KITCHEN/STAFFROOM (4m x 1.7m (maximum))

Comprising stainless steel sink unit set into run of marble effect worktop with range of base and draw units below. Tiled splash back. Power points. Ceiling light. Central heating radiator.

WC/SHOWER ROOM

Comprising WC, wash hand basin and walk in shower cubicle. Part tiled walls. Built in cupboards. Central heating radiator. Inset down lighters.

PARKING

One car parking space included.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £6,100 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

SERVICE CHARGE

Paid towards common areas and share of utilities.

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.



Energy rating and score

This property's energy rating is E.

