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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**9 AMBASSADOR PLACE
ALTRINCHAM, CHESHIRE WA15 8DB
TO LET – OFFERS IN EXCESS OF £29,995 P.A.
(MAY SELL)**



**MODERN CONTEMPORARY SELF CONTAINED MID TERRACE
OFFICE BUILDING OVER THREE FLOORS. PROVIDING A MIXTURE
OF OPEN PLAN AND PRIVATE OFFICE ACCOMMODATION.
APPROXIMATELY 177 SQ.M (1910 SQ.FT.) MAY SPLIT**

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DESCRIPTION

The building comprises of a mid-terrace office property arranged over three floors and is constructed of brick elevations with traditional timber floors under a slate roof with double glazed metal windows throughout. The whole building was refurbished recently and provides a mixture of open plan and glazed meeting room/private office accommodation with the following specification:-

- Air conditioned
- New fully integrated kitchen
- New Separate WC's
- Gas Central Heating
- LED flat panel lighting
- Intruder Alarm
- On-Site Security
- 9 allocated car parking spaces

SERVICE CHARGE

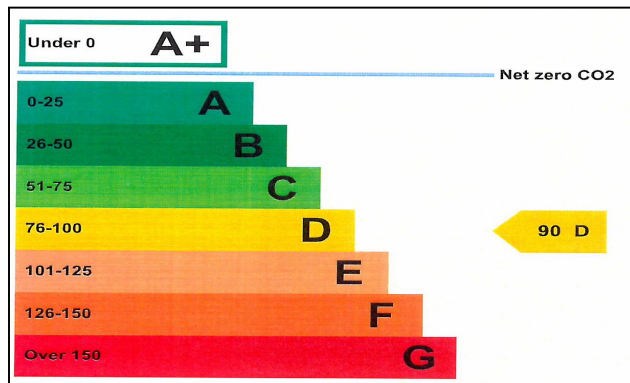
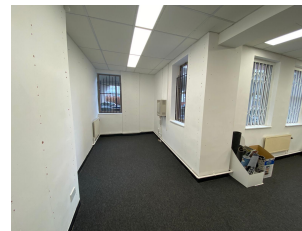
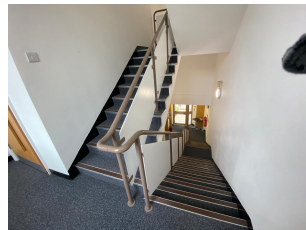
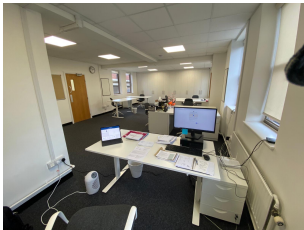
There is a service charge of £4,070 p.a. payable towards the upkeep and maintenance of the common areas and estate.

RATEABLE VALUE

(Vendor pls confirm)

VIEWING

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



Accommodation	Size(sq.ft.)	Size(sq.m)
Ground Floor	551	52
First Floor	687	63
Second Floor	672	62
Total	1,910	177

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.