

**197 – 201 MANCHESTER ROAD
ALTRINCHAM, CHESHIRE WA14 5NU
TO LET – FROM £350 PCM**



**FIRST FLOOR OFFICE AVAILABLE TO RENT
OFFICE 5 – 15 SQ.M (162 SQ.FT.) – FROM £350 PCM
AVAILABLE ON 12 MONTH
RENEWABLE LICENCE AGREEMENT
ALL INCLUSIVE PRICE £400 PCM (Exc Rates & Broadband)**

ENTRANCE

Hardwood entrance door with the benefit of external intercom leading through to vestibule with central ceiling light. Fire control panel. Alarm control panel. Stairs leading to first floor landing with doors leading through to

OFFICE 5 (4.3m x 3.5m) – To Let – From £350 pcm

With uPVC double glazed windows overlooking the side of the property with central heating radiators positioned below with thermostatic controls. Range of perimeter power points. Telephone points. Wall mounted alarm control panel. Intercom. Cupboard housing electric meter.

COMMUNAL MALE WC'S

COMMUNAL FEMALE WC'S

COMMUNAL KITCHEN

Comprising stainless steel sink unit set into run of marble effect worktop with range of oak fronted base and drawer units below with matching wall units above. Part tiled walls. Central heating radiator. Ceiling lights. Wall mounted boiler. uPVC double glazed windows overlooking the rear.

LEASE TERMS

Available on renewal 12 month licence agreements. Rent is inclusive of communal cleaning and building insurance. Each office room is separately metered for electric with the landlords recharging a percentage of the gas and water.

As an alternative the ingoing tenant can rent each office on an all-inclusive basis (NOT INCLUSIVE OF RATES AND BROADBAND) as follows:-

OFFICE 5 - £400

RATEABLE VALUE

(Vendor pls confirm)

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will 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.

