

## FIRST FLOOR OFFICE, 2 REGENT ROAD ALTRINCHAM, CHESHIRE WA14 1RU

**TO LET £420 PCM**



**FIRST FLOOR OFFICE**  
**OFFICE WITH SHARED GROUND FLOOR ENTRANCE**  
**PLUS SHARED FACILITIES**  
**OFFERING APPROXIMATELY 7.18 SQ.M (77.28 SQ.FT)**  
**INCLUSIVE OF UTILITIES**

## ENTRANCE

Accessed via the main entrance of the ground floor gym.

## FIRST FLOOR OFFICE

OFFICE 1 (3.08m x 2.33m)

## WC

Shared toilet room on the top floor

## USE

Suitable for physio, medical consultancy, therapy or general office

## 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.



**AWAITING EPC**

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.