

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**GROUND FLOOR OFFICES,  
5 CRAVEN COURT, OFF ATLANTIC STREET,  
ALTRINCHAM WA14 5DY**

**TO LET - £12,000 P.A. plus VAT**



**GROUND FLOOR OFFICE.  
TOTALLING APPROXIMATELY 42 SQ.M (450 SQ.FT.)  
OFFERING AN OPEN PLAN AREA WITH SEPARATE  
PRIVATE OFFICE OR MEETING ROOM  
INCLUDES SHARED KITCHEN, MALE & FEMALE WC'S  
AND AMPLE CAR PARKING SPACES**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555  
FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk

## DESCRIPTION

Situated in the heart of Altrincham's commercial centre this period office building offers a mixture of open plan space and glazed partitioned offices.

The recently refurbished offices benefit from modern office furniture, false ceiling with inset panel lighting. Gas central heating. Double glazing. Fire alarm system. Burglar alarm. Network points throughout. Fitted kitchen. Male & Female WC's.

**RECEPTION/OFFICE** (3.7m x 2m)

**OFFICE 1 Main Area** (5.9m x 5.4m)

**OFFICE 1 Directors** (3.9m x 3.1m)

**OFFICE 2 Main Area** (4.7m x 4.6m)

**OFFICE 2 Directors** (4.5m x 2.7m)

**FITTED KITCHEN** (2.7m x 2m)

## PARKING

To the front of the building there are ample tarmacked car parking spaces.

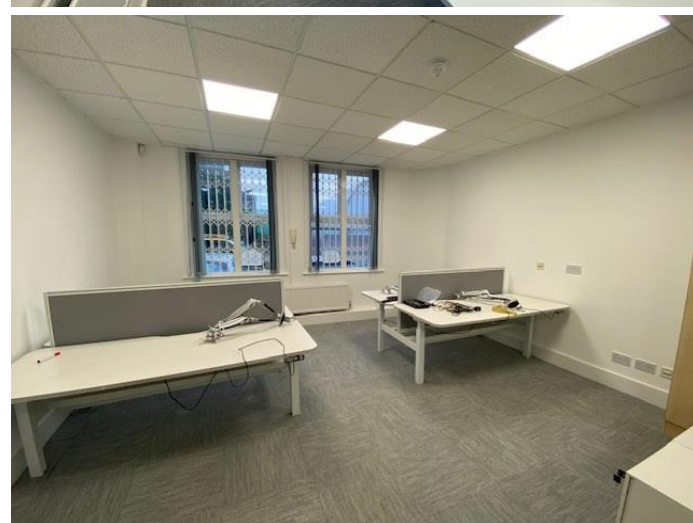
## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £12,000 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

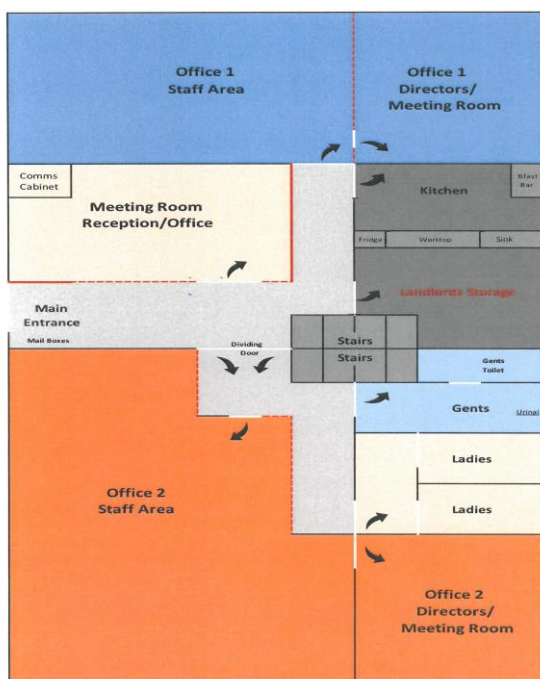
**UTILITIES CHARGES** Will be split equally between tenants

## VIEWING

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



GROUND FLOOR



## ENERGY PERFORMANCE CERTIFICATE Current Rating E

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.