

**8 ASHLEY ROAD
ALTRINCHAM, WA14 2DW
TO LET FROM - £440 PCM**



**FIRST FLOOR CONTEMPORARY
OFFICE ROOM 108 SQ. FT AVAILABLE
INCLUSIVE OF UTILITIES AND FIBRE BROADBAND.
AVAILABLE ON 12 MONTH RENEWABLE LICENCE
AGREEMENT.**

DESCRIPTION

This property is ideally situated on Ashley Road in Altrincham Town Centre within walking distance of Altrincham Station, multi storey car park and close to the motorway network. Having recently been refurbished the building offers a range of offices available on flexible lease terms. Inclusive of heating, lighting, broadband, business rates, weekly cleaning and buildings insurance. The offices are accessed via a hardwood entrance door which leads to a staircase to the first and second floor office rooms, communal kitchens and shared WC's. All of the offices are equipped with intercom access, contemporary fixtures, fibre broadband, full data and phone capabilities and benefit from 24/7 access.

OFFICE	FLOOR	AREA	RENT P.C.M.	AVAILABILITY
Beech	First	140 sq.ft.		Let
Ash	First	120 sq.ft.	£440	Now Let
Oak	First	185 sq.ft.		Let
Elm	First	108 sq.ft.	£455	Available



INCLUDES

Inclusive of heating, lighting, broadband, business rates, weekly cleaning and buildings insurance

LEASE TERMS

Available on 12-month renewable licence agreements.

VIEWING

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

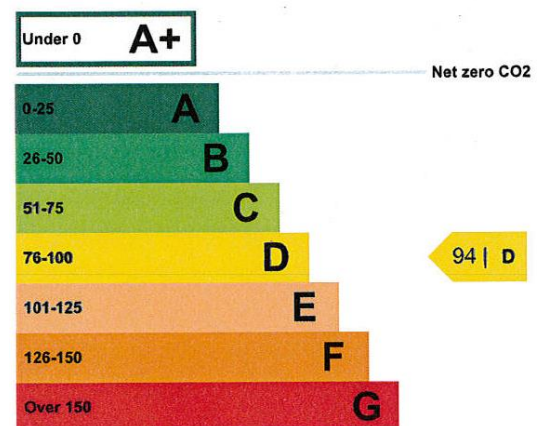
ENERGY PERFORMANCE CERTIFICATE

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 efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).