

**GROSVENOR HOUSE, 45 THE DOWNS,  
ALTRINCHAM, CHESHIRE WA14 2QG  
OFFICES TO LET FROM - £700 PCM**



**VICTORIAN DETACHED OFFICE BUILDING OFFERING  
OFFICE SUITES ON FLEXIBLE LEASE TERMS  
FROM 12 MONTHS INCLUSIVE OF ELECTRIC, GAS  
AND USE OF THE BOARDROOM.  
CAR PARKING SPACES AVAILABLE BY SEPARATE  
NEGOTIATION.**

## ENTRANCE

Hardwood entrance door with the benefit of external steel roller shutter leading through to entrance hallway with staircase leading to second floor offices.

All offices are equipped with numerous power points, traditional sash windows, range of ceiling lights, perimeter central heating radiator. Power points. Telephone points. Network points.

## SECOND FLOOR OFFICE 1 (4.75m x 4.74m)

**TO LET - £700 PCM**

## SECOND FLOOR OFFICE 2 (4.12m x 4.4m)

**TO LET - £700 PCM**

## SECOND FLOOR OFFICE 3 (6.4m x 4.3m)

**TO LET - £750 PCM**

## COMMUNAL KITCHEN

Comprising stainless steel sink unit set into run of marble effect worktop with range of white fronted base units below and wall units above. Part tiled walls. Wall mounted boiler. Central heating radiator. Power points. Ceiling light.

## WC'S

Comprising of male and female cubicles with separate cloaks area with wash hand basin set onto pedestal with tiled splash back. LED down lighters. Extractor.

**BOARDROOM** - Available by appointment.

## OUTSIDE

To the front and side of the property there is tarmac hardstanding providing parking spaces. These are available by separate negotiation.

## BUSINESS RATES

The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

## LEASE TERMS

12 Months' Lease with option to determine.

## VIEWING

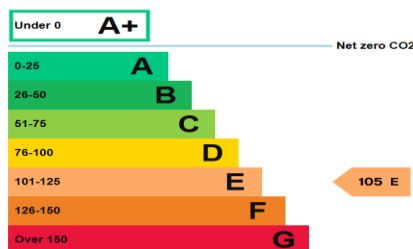
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

## EPC

The full EPC can be made available to interested parties



This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.