

**28-32 GREENWOOD STREET,
ALTRINCHAM WA14 1RZ**

TO LET - £750 PCM
(INCLUSIVE OF HEATING & WATER)



**MODERN OFFICES IN ALTRINCHAM TOWN CENTRE
SECOND FLOOR OPEN PLAN OFFICE SUITE
COMPRISING TWO OFFICES.
OFFERING APPROX 26 SQ.M (279 SQ.FT.)**

ENTRANCE

Ground floor double entrance doors leading to modern reception area benefiting from intercoms, fire alarm system, emergency lighting, individual mail boxes and passenger lift to upper floors

SECOND FLOOR OFFICE SUITE – ROOMS 20/21

SPLIT LEVEL OFFICE 20 (13.45 sq.m.)

With two uPVC windows overlooking the side of the premises. Central heating radiator. Laminate flooring. Down lighters. Numerous power points. Telephone points. Steps leading to

SPLIT LEVEL OFFICE 21 (12.5 sq.m.)

With two uPVC sash windows overlooking the front of the premises. Central heating radiator. Laminate flooring. Down lighters. Numerous power points. Telephone points. Some restricted head height.

SHARED KITCHEN

SHARED MALE & FEMALE WC'S

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £4,350 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

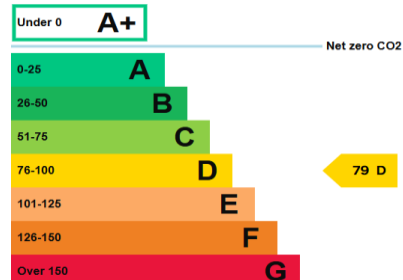
VIEWING

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



Energy rating and score

This property's energy rating is D.



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.