

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

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

TO LET - £14,000 P.A PLUS VAT

(INCLUSIVE OF SERVICE CHARGE)



**MODERN OFFICE SUITE IN ALTRINCHAM TOWN CENTRE
FIRST FLOOR SELF CONTAINED OFFICE SUITE
COMPRISING RECEPTION/OFFICE, TWO FURTHER OFFICES,
PLUS KITCHENETTE AND WC.
OFFERING APPROXIMATELY 63.9 SQ.M (689 SQ.FT.)
TWO PARKING SPACES AVAILABLE BY SEPARATE NEGOTIATION**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

info@thomaswillmax.co.uk
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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

FIRST FLOOR OFFICE SUITE

RECEPTION/OFFICE 1 (4.8m x 4.5m)

Reception/Open plan office with window to the side elevation. Laminate flooring. Down lighters. Numerous power points. Doors leading to

OFFICE 2 (6.4m x 4.2m)

Large open plan office with windows to the rear and side of the premises. Central heating radiators. Laminate flooring. Down lighters. Numerous power points.

OFFICE 3 (4.6m x 2.7m)

Office with three windows to two elevations. Central heating radiator. Laminate flooring. Down lighters. Numerous power points.

KITCHENETTE (1.8m x 1.2m)

WC (1.4m x 0.8m)

UTILITIES

Gas & Electric are separately metered

SERVICE CHARGE - Included in annual rent

BUILDINGS INSURANCE

£462.75 per annum

CAR PARKING

Two car parking spaces available by separate negotiation

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£11,500 p.a.**

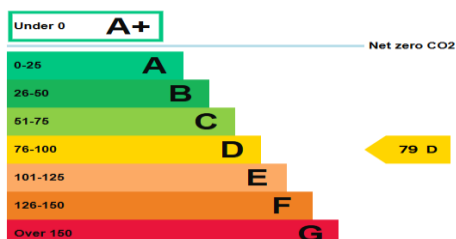
VIEWING

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.