

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

TO LET - £10,000 P.A, Plus VAT



**MODERN SELF CONTAINED FIRST FLOOR OFFICE SUITE
IN ALTRINCHAM TOWN CENTRE
COMPRISING OPEN PLAN OFFICE WITH SEPARATE OFFICE/
BOARDROOM PLUS KITCHENETTE.
OFFERING APPROXIMATELY 57.2 SQ.M (617 SQ.FT.)
ONE PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION**

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

MAIN OPEN PLAN OFFICE (8.7m x 4.9m)

Large open plan office with windows to the front and rear of the premises. Central heating radiators. Down lighters. Numerous power points. Doors leading to

OFFICE/BOARDROOM (4.6m x 2.7m)

Office/Boardroom with window to the rear elevation. Central heating boiler. Central heating radiator. Strip lighting. Numerous power points.

KITCHENETTE

STORE CUPBOARD

SHARED WC

UTILITIES

Gas & Electric are separately metered

SERVICE CHARGE

Total contribution £3,862.42 per annum

BUILDINGS INSURANCE

£462.75 per annum

CAR PARKING

One car parking space available by separate negotiation

BUSINESS RATES

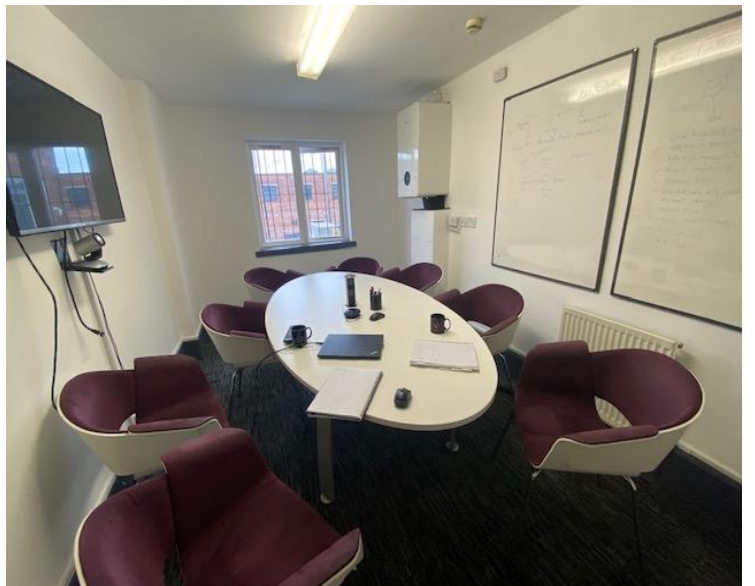
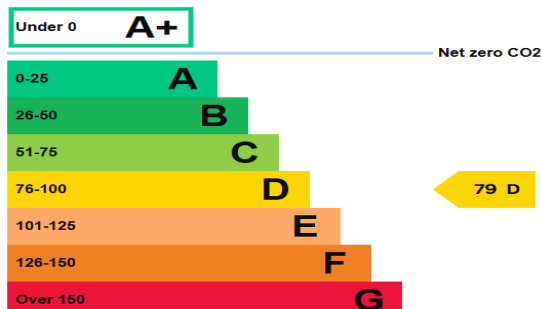
The property is currently listed on the Valuation Office website as having a rateable value of **£9,100 p.a.**

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.