

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

16-18 LLOYD STREET ALTRINCHAM, WA14 2DE TO LET – FROM £450 PCM PLUS VAT



**TWO SECOND FLOOR SELF CONTAINED OFFICE SUITES AVAILABLE,
IN ALTRINCHAM TOWN CENTRE**

**SUITE 1 – MAIN OPEN PLAN OFFICE PLUS 2 INDIVIDUAL OFFICES.
IN TOTAL OFFERING 52.2 SQ.M. (562 SQ.FT.) - £1,250 PCM**

**SUITE 2 – COMPRISING SINGLE OFFICE ROOM. OFFERING 10.8 SQ.M.
(116 SQ.FT.) - £450 PCM**

WITH ACCESS TO SHARED KITCHEN/STAFF ROOM & WC.

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

ENTRANCE

Accessed via a staircase to the rear of the property, leading to a tiled landing with doors providing access to

SUITE 1 – 52.2 SQ.M. (562 SQ.FT.) - £1,250 PCM

MAIN OFFICE (8.23m x 3.28m)

Open plan office with double glazed window overlooking the front of the property and two Velux roof lights. Numerous power points. Wall mounted air conditioning unit. Range of ceiling lights. Doors leading to

OFFICE 1 (4.19m x 3.07m)

OFFICE 2 (4.01m x 3.10m)

SUITE 2 (OFFICE 3) – 10.8 SQ.M. (116 SQ.FT.) £450 PCM

Office room with Velux roof light. Power points. Wall mounted air conditioning unit. Ceiling light.

SHARED KITCHEN

Large, fitted kitchen/staff room with marble effect work tops with inset stainless steel sink unit. White cupboards below and matching wall units above. Numerous power points. Ceiling lights. Tiled floor.

SHARED WC

INCLUDES

Rent is inclusive of heating, lighting, business rates and buildings insurance.

Please note the rent is subject to VAT.

LEASE TERMS

Available on flexible lease terms to be agreed

VIEWING

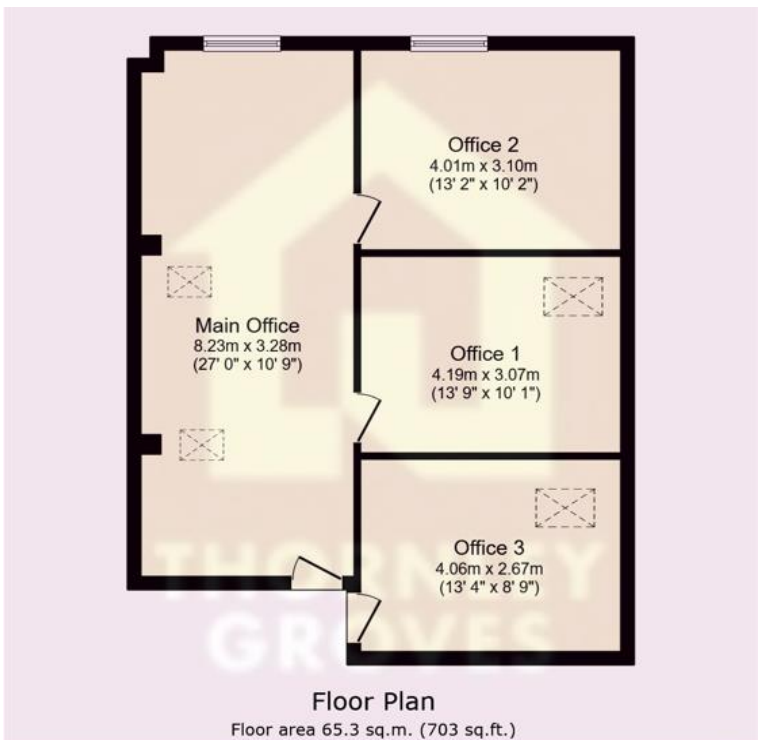
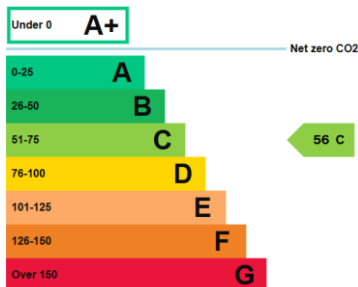
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

Energy rating and score

This property's energy rating is C.



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.

