

**BRUCE COURT, HALE ROAD
ALTRINCHAM WA14 2EY
TO LET FROM – £10,800 P.A. PLUS VAT**



**TWO RECENTLY REFURBISHED GROUND FLOOR
OFFICE SUITES AVAILABLE, SUITABLE FOR 6 TO 12 PEOPLE.
SUITE 1 – 1,094 SQ.FT. - £21,000 P.A.
SUITE 2 – 542 SQ.FT. - £10,800 P.A.
WITH SHARED KITCHEN AND WC'S.
PARKING SPACES AVAILABLE BY SEPARATE NEGOTIATION.**

DESCRIPTION

Bruce Court is ideally situated on Hale Road between Altrincham Town Centre and Hale village, within walking distance of Altrincham Station, Metrolink, Hale train station and close to the motorway network.

The well-presented offices offer modern open plan workspaces are suitable for a range of businesses.

All of the offices are equipped with intercom access, LED lighting, fire alarm system, gas central heating, windows providing natural light and the benefit from 24/7 access.

ENTRANCE

With access either from the front of the property on Hale Road or a door to the rear leading from the private car park.

GROUND FLOOR – SUITE 1

1,094 SQ.FT. - £21,000 P.A. PLUS VAT

(£8.50 /SQ.FT. PLUS VAT)

WITH 2 CAR PARKING SPACES AVAILABLE BY SEPARATE NEGOTIATION.

GROUND FLOOR – SUITE 2

542 SQ.FT. - £10,800 P.A. PLUS VAT

(£8.29 /SQ.FT. PLUS VAT)

WITH ONE CAR PARKING SPACE AVAILABLE BY SEPARATE NEGOTIATION.

SHARED KITCHEN

SHARED WC'S

SERVICE CHARGE & INSURANCE

Service Charge Payable at the rate of £6.47 per sq.ft. Plus VAT.

Insurance Payable at the rate of £0.20 per sq.ft. Plus VAT

CAR PARKING - £750 Plus VAT Per Space / Per Annum

BUSINESS RATES

The offices are listed on the Valuation Office website as having rateable values of:

Suite 1 - £8,100 per annum plus VAT.

Suite 2 - £9,700 per annum plus VAT.

From 1st April 2026. The offices should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

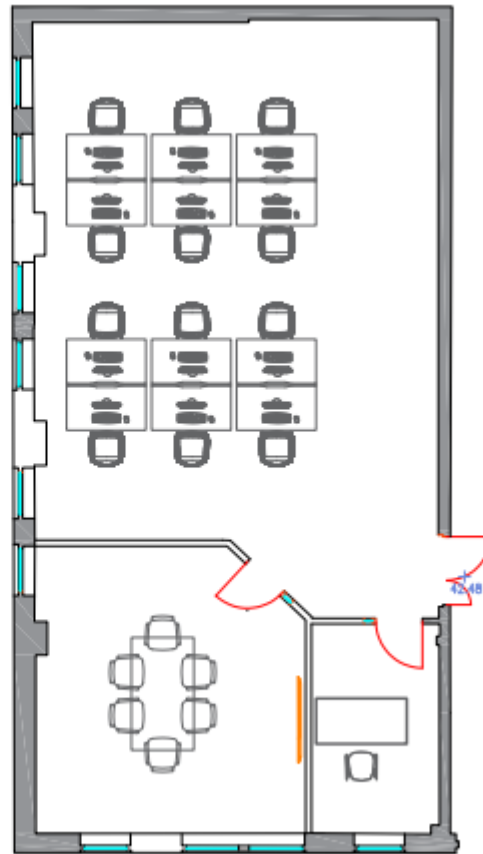
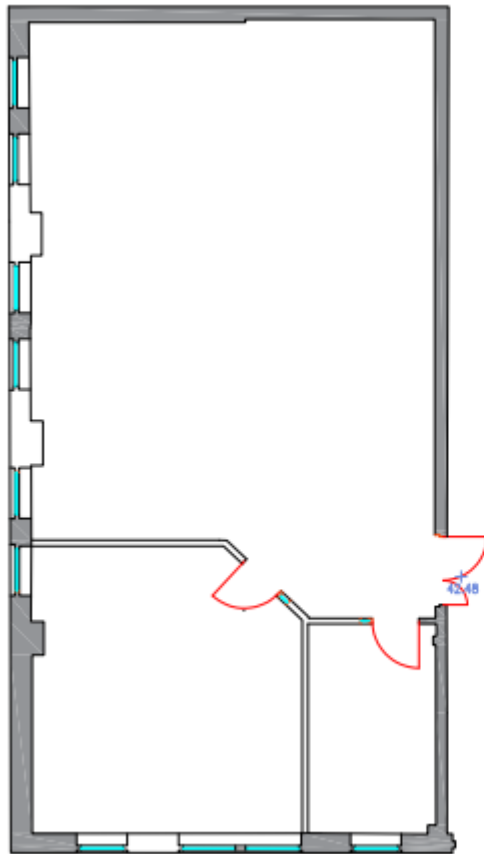
VIEWING

Strictly by appointment through Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

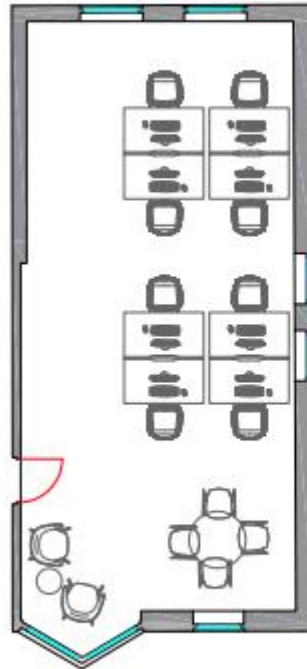
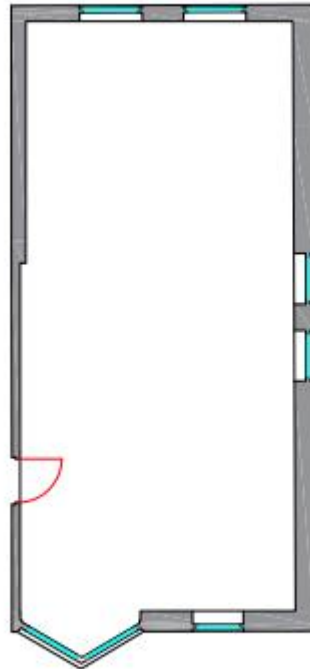
The full EPC can be made available to interested parties.





Ground
Floor

Suite 1
1,094 SqFt



Ground
Floor

Suite 2
542 SqFt



Energy rating and score

This property's energy rating is B.

Under 0

A+

Net zero CO₂

0-25

A

26-50

B

39 B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

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

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.

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