thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

BRUCE COURT, HALE ROAD
ALTRINCHAM WA14 2EY

TO LET FROM – £10,840 P.A. PLUS VAT



TWO RECENTLY REFURBISHED GROUND FLOOR OFFICE SUITES AVAILABLE, SUITABLE FOR 6 TO 12 PEOPLE.

SUITE 1 – 1,094 SQ.FT. - £21,880 P.A.

SUITE 2 – 542 SQ.FT. - £10,840 P.A. – NOW LET

WITH SHARED KITCHEN AND WC'S.

PARKING SPACES AVAILABLE BY SEPARATE NEGOTIATION.

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

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. - £21,880 P.A. PLUS VAT
(£20.00 /SQ.FT. PLUS VAT)
WITH 2 CAR PARKING SPACES AVAILABLE BY SEPARATE NEGOTIATION.

GROUND FLOOR – SUITE 2 – NOW LET
542 SQ.FT. - £10,840 P.A. PLUS VAT
(£20.00 /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

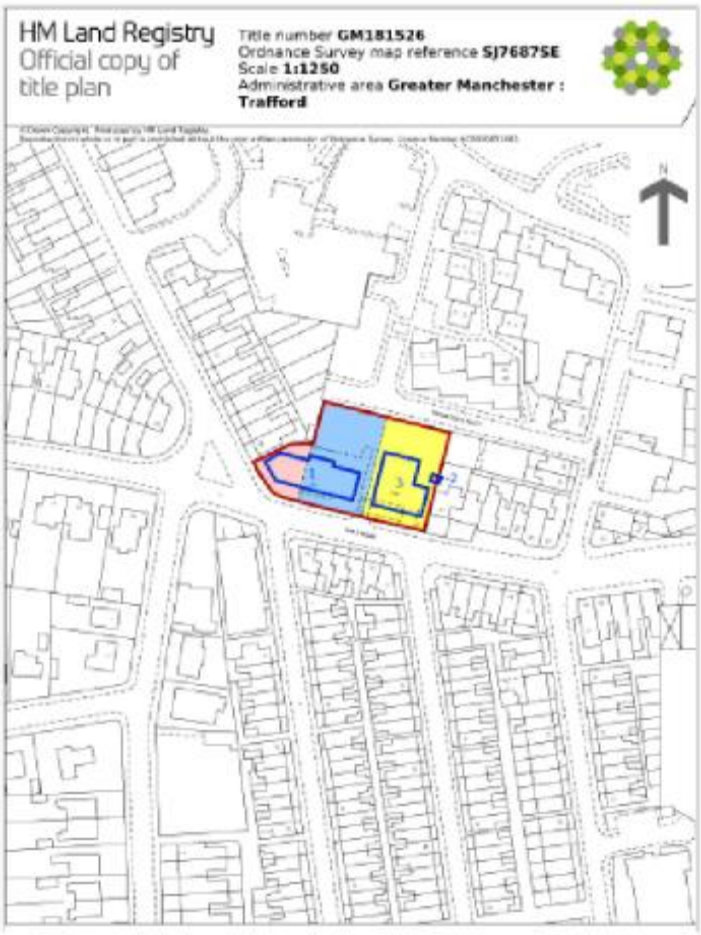
To be confirmed by the local authority

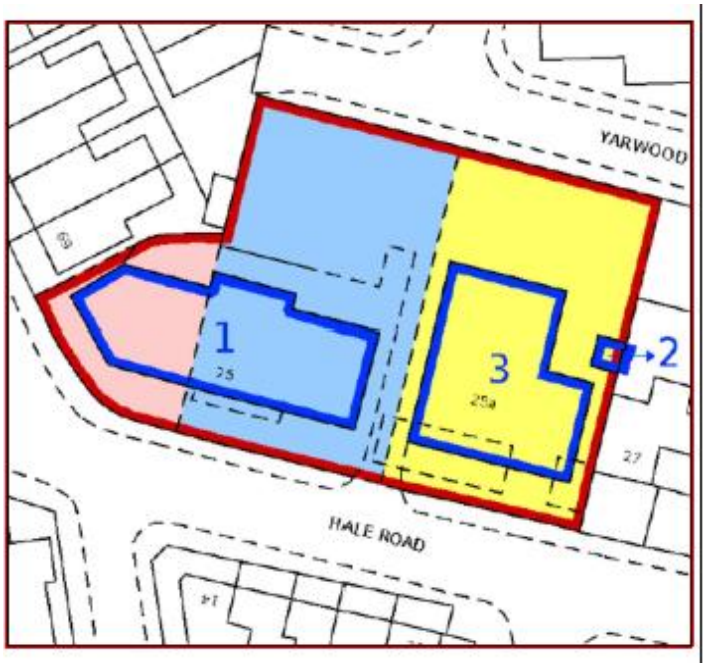
VIEWING

Strictly by appointment through Thomas Willmax on 0161 905 3555

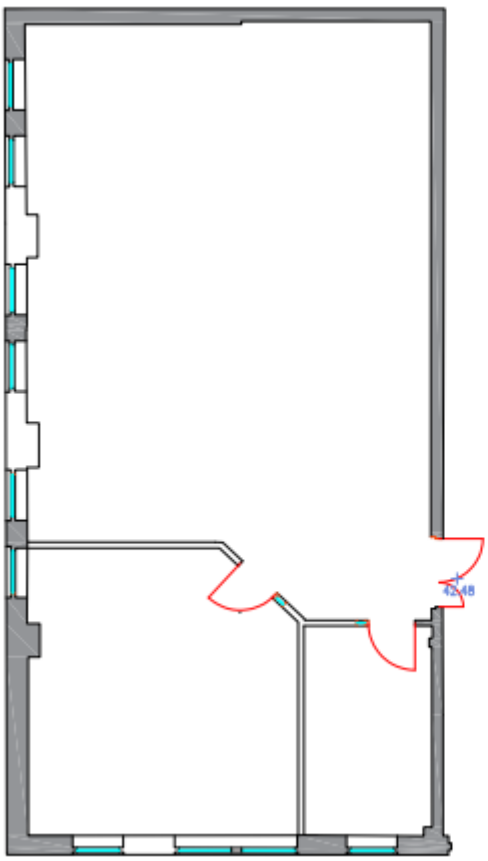
ENERGY PERFORMANCE CERTIFICATE

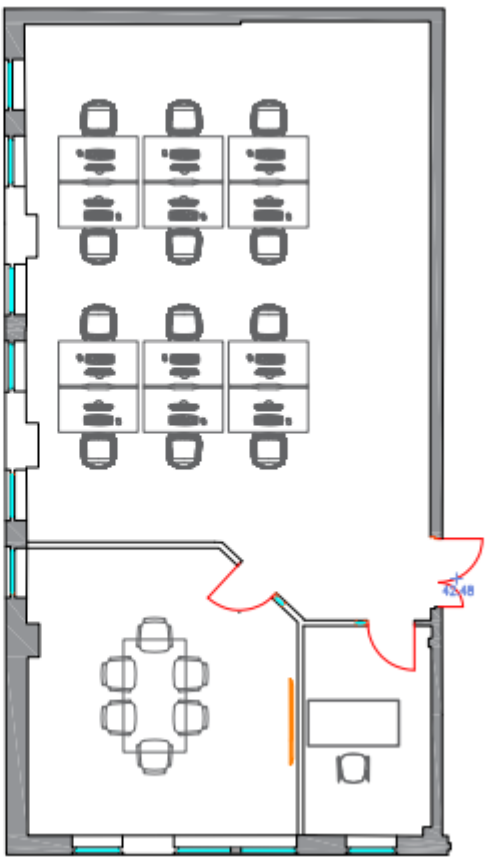
The full EPC can be made available to interested parties
Current Rating B
Certificate No: 4342-6034-4934-8361-1149





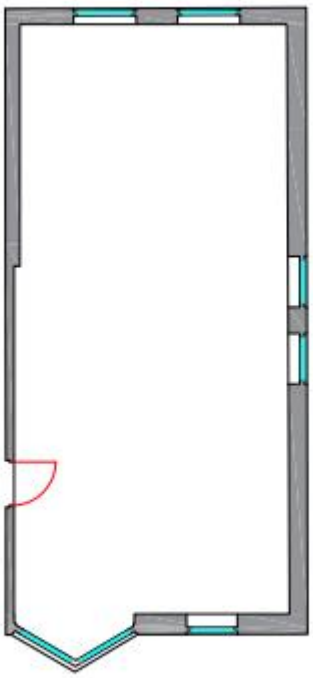
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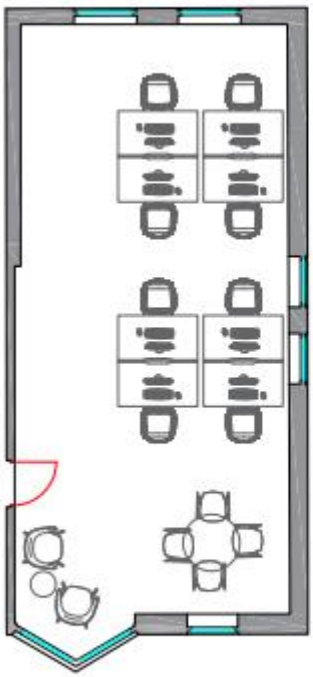




Ground Floor

Suite 1
1,094 SqFt





Ground Floor

Suite 2
542 SqFt

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