thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

# FIRST FLOOR, 16-18 LLOYD STREET ALTRINCHAM, WA14 2DE

## TO LET – £850 PCM PLUS VAT






## FIRST FLOOR SELF CONTAINED OFFICE SUITE, IN ALTRINCHAM TOWN CENTRE.

## SUITE 1 – COMPRISING OF TWO ADJOINING ROOMS. IN TOTAL OFFERING 32.8 SQ.M (353.2 SQ.FT.) WITH SHARED KITCHEN/STAFFROOM AND 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 – 32.8 SQ.M (353 SQ.FT) - £850 PCM**

**OFFICE ROOM 1 (4.40m x 3.92m)**

With door leading through to office room 2. Central heating radiator. Power points. Ceiling lights.

**OFFICE ROOM 2 (3.97m x 3.92m)**

uPVC double glazed window overlooking the front of the property. Numerous power points. Wall mounted air conditioning unit. Ceiling lights.

**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**

**RENT INCLUSIVE OF**

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.







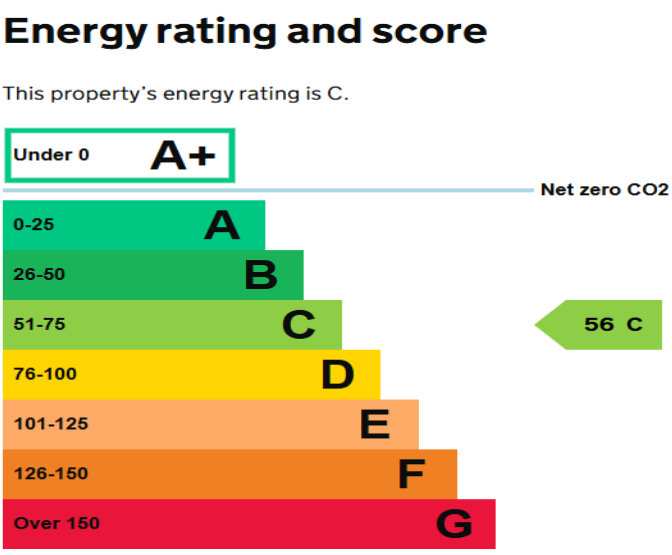
**These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax not the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**

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

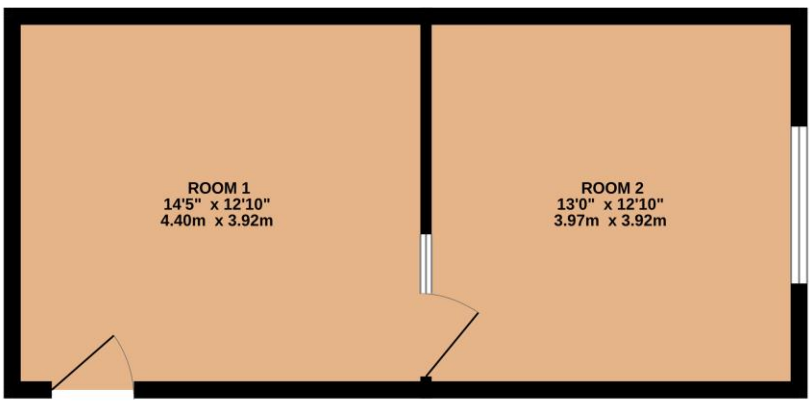









FIRST FLOOR
353 sq.ft. (32.8 sq.m.) approx.




TOTAL FLOOR AREA : 353 sq.ft. (32.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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