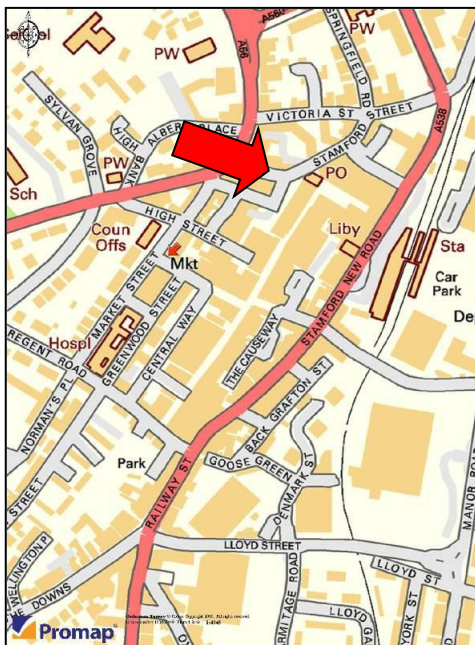




16 KINGSWAY ALTRINCHAM WA14 1PJ

TO LET

**1,060 SQ FT
(98 m²)**

**SELF-CONTAINED OFFICES WITH
ADDITIONAL 1,179
SQ FT OF STORAGE**

- **Close to Market Quarter**
- **Character**
- **High Specification**



LOCATION

The property is centrally and prominently located on Kingsway and is situated within walking distance to the Market Quarter where a whole host of high quality boutique eateries, bars and coffee shops can be found along with all the usual amenities within the Stamford Quarter.

Junction 7 of the M56 motorway is approximately 5 minutes' drive time away, giving easy access to Manchester Airport. Altrincham's Metrolink and railway station is within easy walking distance.

Manchester City Centre is some 8 miles to the north.

DESCRIPTION

The premises comprises a self contained ground floor office property with storage on the ground and basement floors. The property is open plan and includes kitchen, WC facilities, carpeted floors and air conditioning.

LEASE

The premises are offered by way of a new full repairing and insuring lease for a term of years to be negotiated.

RENT

£22,000 per annum, exclusive of rates, all outgoing and building insurance costs.

RATES & OUTGOINGS

The ingoing tenant will be responsible for the payment of non-domestic rates and all other outgoing for the premises.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

VAT

Prices are quoted exclusive of, but may be liable for VAT.

VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

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