



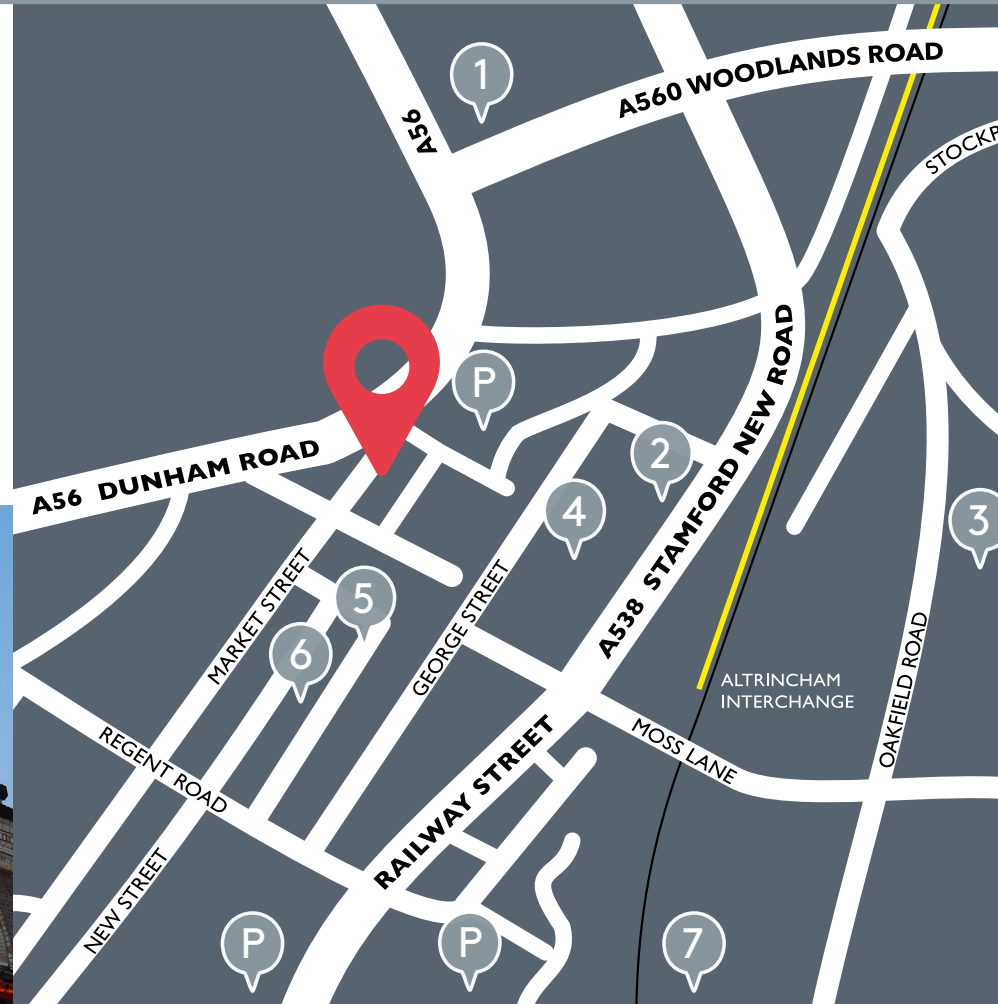
GRADE II LISTED OFFICES

TO LET

Situated in one of the most
sought after locations in
Altrincham town centre

3,599 sq ft
with
10 on-site
car spaces

16 Market Street, Altrincham,
Cheshire, WA14 1QB



[VIEW ON GOOGLE MAPS >](#)

TRAVELLING to Altrincham



Connected to
Altrincham
Metrolink



Connected to
Altrincham
Interchange



7 miles to
Manchester
City Centre



5 miles to
Manchester
Airport

LOCATION, LOCATION LOCATION

Key sites:

1. Best Western Hotel
 2. Pure Gym
 3. Altrincham Leisure Centre
 4. Stamford Quarter
 5. Market Quarter
 6. Altrincham Market Hall
 7. Tesco
- P. Car parking



Internal photography indicative

THE OFFICES

The property has been carefully restored and upgraded into modern self contained offices which will meet the requirements of the most discerning office occupier.

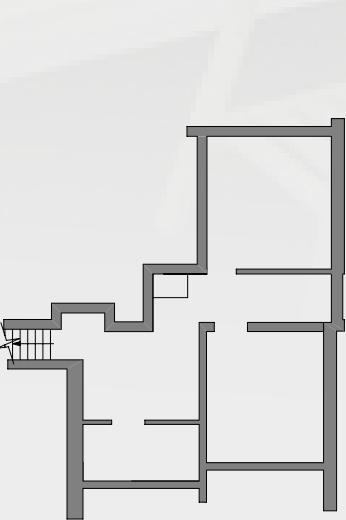
The building provides the following specification:

- Cat 5 cabling throughout
- New LED flat panel lights
- New WC and kitchen facilities
 - Period features
 - Gas Central Heating
- Secure on-site car parking for 10 spaces

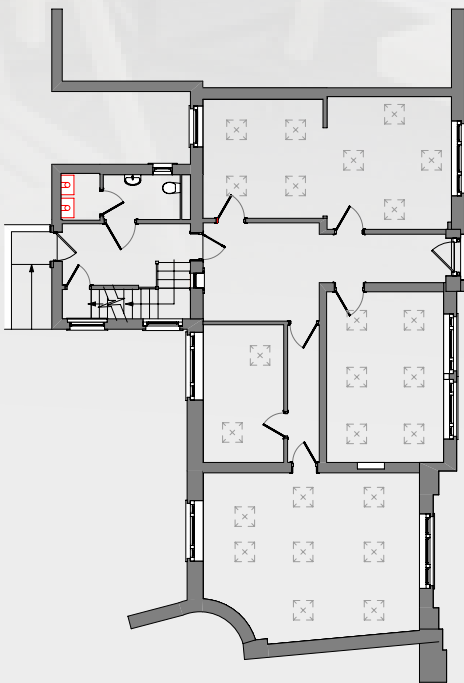
Internal photography indicative

THE
AVAILABILITY

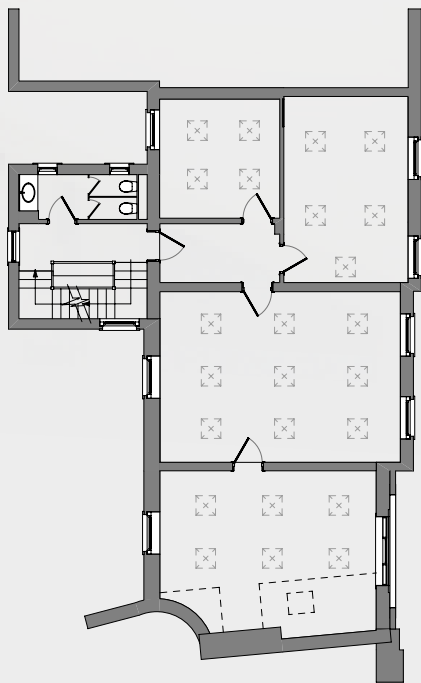
Office Floor	Size (Sq m)	Size (Sq ft)
Basement	52.50	565
Ground	92.50	995
First	107.50	1,157
Second	82	882
Total	334.50	3,599



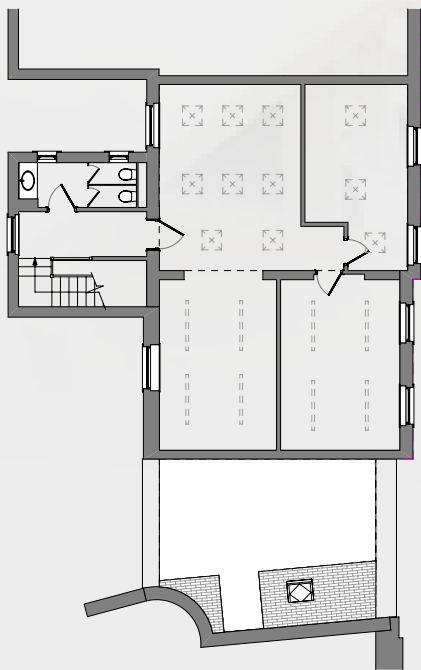
Basement



Ground Floor



First Floor



Second Floor

THE
TERMS

RENT

£60,000 per annum exclusive.

VAT

The building is not VAT registered therefore no VAT is payable on rents.

LEASE

A new lease drawn on full repairing and insuring terms for a maximum period of five years.

BUSINESS RATES

The property has a rateable value of £39,750 Subject To Contract.

LOCATION

OFFICES

AVAILABILITY

ALL ENQUIRIES

ALL
ENQUIRIES



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AM

16 MARKET STREET

M&S
EST. 1884

Boots