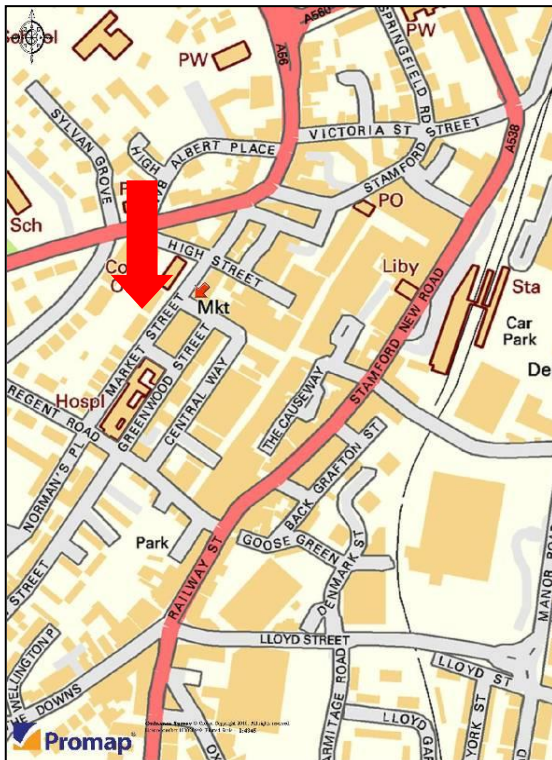


TO LET

CONTEMPORARY OFFICE SUITE

222 sq ft
(21 m²)



MY BURO 20 MARKET STREET, ALTRINCHAM

GRADE A SPECIFICATION

Consultant Surveyors
Commercial Property Consultancy, Disposals, Acquisitions and Management



100% recycled paper

Location

The property comprises the My Buro development which is prominently located on Market Street in the heart of Altrincham town centre within the highly regarded Market Quarter and close to Altrincham's main train station and Metrolink.

Manchester city centre is eight miles north by road or Metolink and Manchester International Airport is only a ten minute drive away. Junction 3 of the M56 is two miles to the east providing links to the national motorway networks.

DESCRIPTION

The building is finished to an extremely high standard throughout and offers a host of services that will be beneficial to your business.

The suite is located at first floor level and is open plan with one glazed partition and private electric window blinds. The suite benefits from a superior position fronting onto Market Street, overlooking the iconic Market House.

SPECIFICATION

- Full data & Phone capabilities
- Broadband
- Shared WC facility
- Fully fitted kitchens
- 24/7 access
- Boutique manned reception
- On site executive boardroom for hire
- Intercom access
- Passenger Lift
- Furnished

WHAT IS INCLUDED

- Rent
- Business Rates
- Service Charge
- Broadband
- Communication Room
- Utilities
- Furniture
- Building Insurance
- Weekly cleaning

LEASE TERMS

The premises are available by way of a new short form flexible lease drawn on an internal repairing basis for a term of years to be negotiated.

ALL INCLUSIVE RENT

The rent to be reserved under the lease shall be £950 per calendar month.

DEPOSIT

The tenant will lodge a deposit equivalent to one months rent.

LEGAL COSTS

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

VAT

Rentals and outgoings are quoted exclusive of, but may be liable for VAT.

August 2018

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