

OFFICE SUITE TO LET

**UNIT 4, EDWARD
COURT,
ALTRINCHAM
BUSINESS PARK,
ALTRINCHAM,
WA14 5GL**



- 822 – 1,622 sq ft
- Ample onsite parking spaces
 - Ground Floor
- Refurbished with AC



Location

Altrincham Business Park occupies convenient position adjacent to George Richards Way and Atlantic Street, just off Manchester Road (A56), which is a principal arterial route into Manchester City Centre and strategically positioned between J7 M56 and JM60 motorways.

The town benefits particularly from excellent public transport links including Navigation Road Metrolink station less than a mile away. Altrincham Public Transport Interchange is 5 minutes away by car and includes railway, Metro link and extensive bus services. Manchester International Airport is approximately 15 minutes driveaway. The new Asda superstore lies within a 5 minute walk from the property as well as The Gym. Waitrose is a short two minute drive north. There is an on site café and gym which is due to open later in 2018.

Description

Edward Court has been developed in two phases over the past ten years and this property is Phase 2 generation. The ground floor suite benefits from an open plan configuration with a kitchenette. The suite has been fully refurbished WCs accessed from the common areas.

Rental

The accommodation is available on an all inclusive rental basis except business rates.

The monthly rent includes, rent, utilities, service charge, building insurance, broadband, telephones and cleaning.

1,622 sq ft = £2,700 PCM

822 sq ft - £1,350 PCM

Lease

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

Rates & Service Charge

Under the terms of the lease, the tenant will be responsible for the payment of rates and a service charge to contribute towards the cost of insurance, maintenance and repairs to the building and development as a whole.

Legal Costs

Each party to be responsible for their own legal costs in relation to the transaction.

VAT

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

Viewing

By appointment with Regional Property Solutions - 0161-927-7824.

August 2018

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