

To Let

Unit 6, Ambassador Place, Altrincham, WA15 8DB

997 ft² – 3,639 ft² (92.62 m² – 337.79 m²)

Refurbished office located in Altrincham town centre



Location

Unit 6, Ambassador Place is prominently situated fronting Stockport Road (A560) close to Altrincham Town Centre and only 0.3 miles from Altrincham Train Station. The property is situated approximately 4 miles north west of Junction 5 of the M56.

Description

- Refurbished office located in close proximity to Altrincham town centre and Metrolink
- Within two minutes' walk of the town centre
- Double glazing
- Gas central heating
- On-site security
- Excellent parking ratio (1:213 sq ft)
- Raised floors

Accommodation

Ground floor – 997 sq ft (92.62 sq m) approx. net internal

First floor – 1,319 sq ft (122.54 sq m) approx. net internal

Second floor – 1,320 sq ft (122.63 sq m) approx. net internal

Total – 3,636 sq ft (337.79 sq m) approx. net internal

Lease

Unit 6, Ambassador Place is available by way of a new lease for a term to be agreed.

Rental

£15.00 per sq ft

Service charge

Approximately £6.00 per sq ft

Rates payable

Approximately £6.50 per sq ft

Energy performance certificate

The building has EPC rating of C

VAT

All outgoings are subject to VAT.

Viewing

By appointment

Contact:

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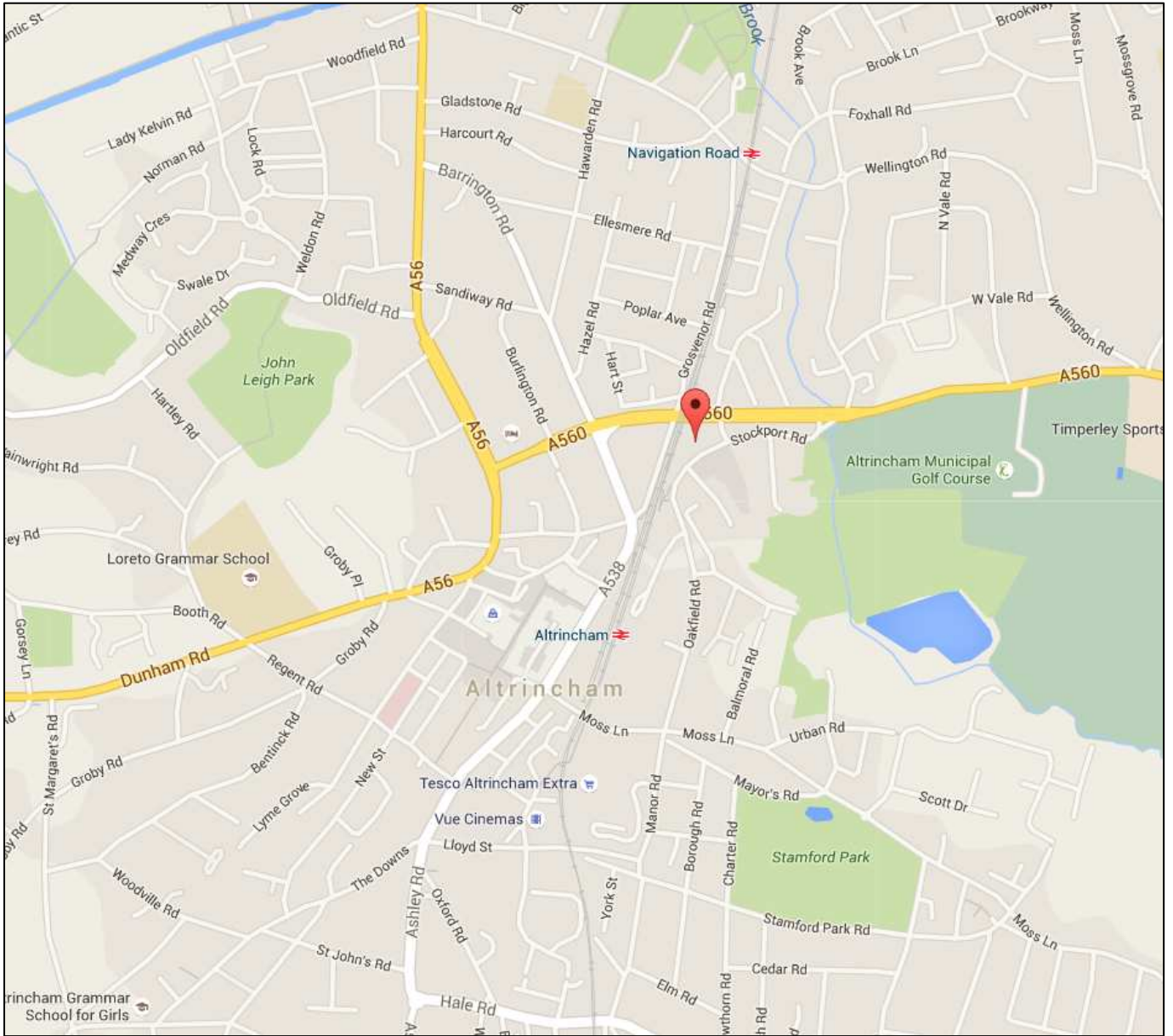
22 Grafton Street

Altrincham WA14 1DU

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Location Map



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