

TO LET

Part Ground Floor
2,024 ft² (188m²)
With 7 Car Spaces

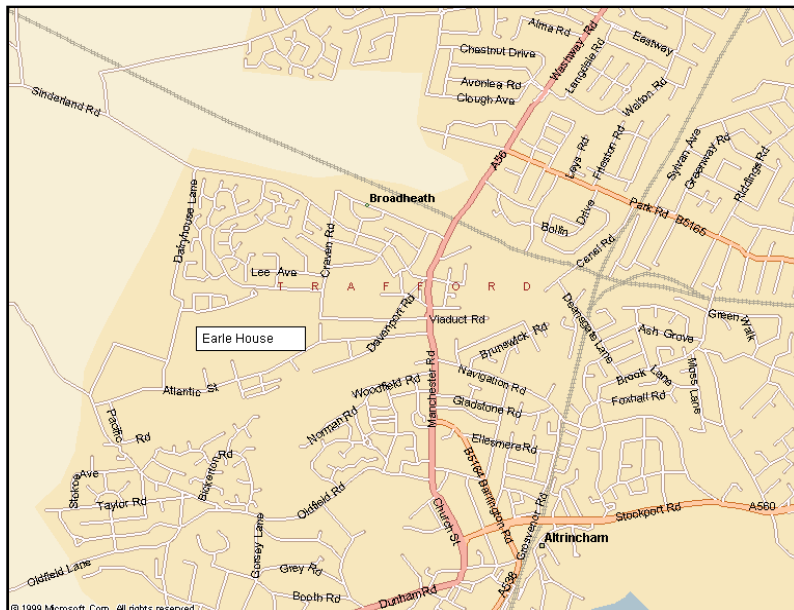
**HIGH QUALITY
OFFICE SUITE IN
PRESTIGIOUS
DEVELOPMENT**



EARLE HOUSE ATLANTIC STREET ALTRINCHAM

Location

Earle House is prominently situated fronting Atlantic Street in the established commercial area of Broadheath, lying approximately 0.5 miles north of Altrincham town centre. The property is located close to the junction with Manchester Road



(A56), one of the conurbation's principal arterial routes from the South, providing direct access from J7/8 of M56 via Altrincham, Sale and J7 of M60 orbital motorway through to Manchester city centre.

The building is well served by public transport being only a few minutes walk from Navigation Road metrolink station while Manchester Road provides numerous bus routes. Altrincham Retail Park and Asda is within easy reach of the property.



Description

Earle House is a modern detached office building of brick and glazed elevations over two floors set within its own secure environment. The subject accommodation comprises part GROUND FLOOR and is approached from a feature building reception area and provides the following features: -

- Full access raised floor with floor boxes
- Suspended ceiling with integral light fittings and Cat 2 diffusers for medium intensity VDU use
- Carpet tiles throughout
- Double glazed
- Air handling system providing both hot and cold air
- 7 on-site car spaces (10 by double parking)
- Secure environment with CCTV and 24-hour security cover
- Boardroom and Directors office
- Kitchen / break out area

Terms

The premises are available by way of a new lease drawn on effective an effective Internal Repairing and Insuring basis for a term of years to be negotiated at a rental of £13.75 per sq.ft per annum, exclusive of rates, outgoings and VAT.

Rates & Service Charge

Under the terms of the lease, the tenant will be responsible for the payment of non-domestic business rates and a service charge to contribute towards the cost of insurance, maintenance and repairs to the building.

Legal Costs

Each party will be responsible for the payment of their own reasonable legal costs incurred in the transaction, including stamp duty and VAT where applicable.

VAT

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

Viewing

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

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