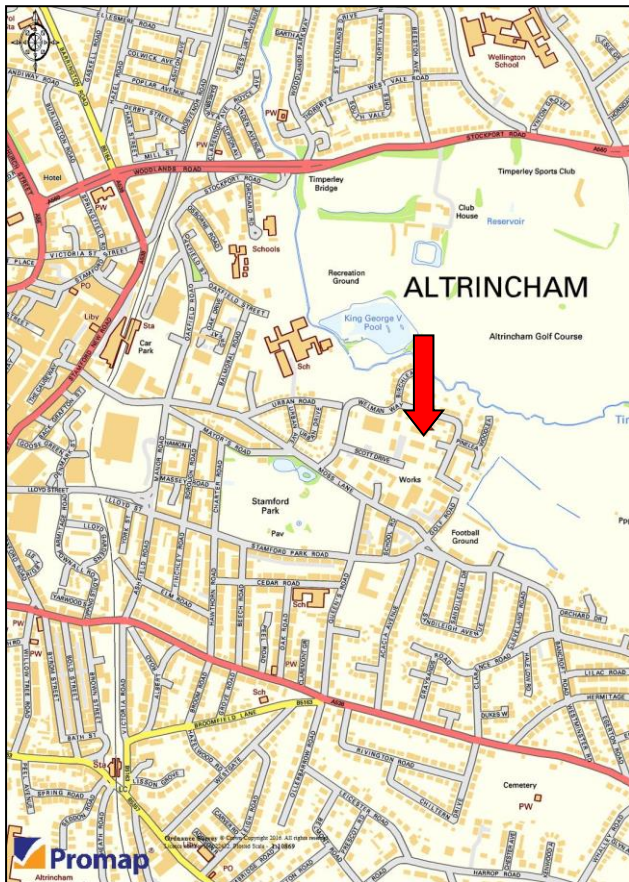


Facsimile 0161 927 7834
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TO LET

High Quality Office Suites Available



Flexible Terms

**KB House, Juniper Court
Moss Lane, Altrincham, WA15 8AB**

LOCATION

The premises are situated along one of Altrincham's primary thoroughfares and a short walking distance to Altrincham town centre. Tesco Extra and Sainsbury's are nearby, together with local shops and a Stamford Park.

Junctions 6 and 7 of the M56 motorway are both approximately 5 minutes' drive time away, giving easy access to Manchester Airport. Altrincham's Metrolink and railway station is within easy walking distance.



Commercial Property Consultancy, Disposals & Acquisitions

DESCRIPTION

KB House is one of 8 office buildings forming the Juniper Court high quality office park and comprises a two story refurbished office building providing a mixture of suites which are located on the ground floor, as follows:

Suite	Size / ft²	No. Desks	Car Spaces	PCM Cost
1	153	2	1	£510
2	173	3	1	£580
3a – LET	310	5	2	£1,035
3b – LET	353	6	2	£1,180
4 – LET	120	2	1	£400
5	170	3	1	£570
6 – LET	602	12	3	£2,000
7	1,054	18	4	£3,500

SPECIFICATION

- Full access raised floor
- Suspended ceiling with integral Cat II lighting
- Gas fired central heating
- Intercom Access
- Double glazed
- Fully landscaped environment
- 24 hour security
- 24/7 access
- On site meeting room

WHAT IS INCLUDED

- Rent
- Business Rates
- Utilities
- Building Insurance
- Service Charge
- Telephone & Broadband (calls inc)
- Communication Room
- Security
- Cleaning

LEASE TERMS

We are offering short term flexible internal repairing leases for a minimum period of twelve months. In order to take possession, one month rent in advance and one month deposit is required.

LEGAL COSTS

Each party responsible for their own legal costs incurred in the transaction.

VAT

All prices, rentals and outgoings are quoted exclusive of, however will be liable to VAT at the prevailing rate.

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