

TO LET



RogerHannah

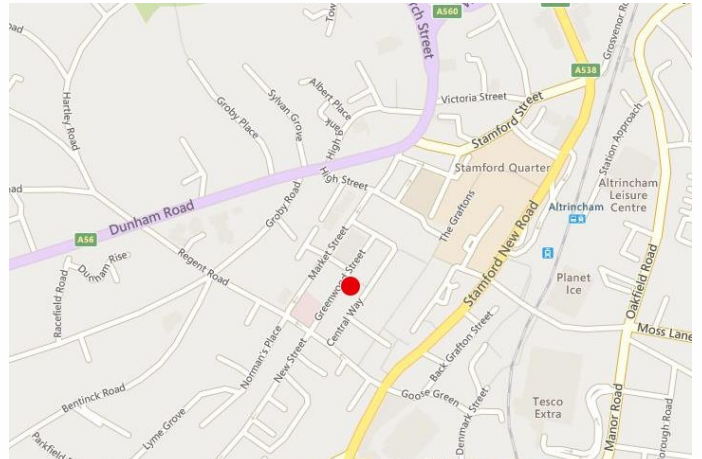


Office 20 & 21 - The Business Centre, Greenwood Street, Altrincham, WA14 1RZ

2nd Floor Offices Available
280 Sq Ft (26.01 Sq M)

- Available November 2024
- Second Floor Suite with Raised Levels
- Modern Décor
- Passenger Lift
- In the Heart of Altrincham's Market Quarter





Location

The Business Centre is located on Greenwood Street, in the heart of Altrincham's lively Market Quarter. Situated close to public transport links to provide easy access to and from the property with Altrincham Train Station just a 5 minute walk (0.3 miles) plus four main Tram Stops all within a mile of Greenwood Street. Altrincham Market is located across the road and a variety of local businesses are nearby.

Description

The available suite comprises a modern office space situated on the 2nd floor of the Business Centre. A bright office offering a modern workspace benefiting from laminate flooring, track spotlighting and decorated grey with white skirting. The office is accessible via stairs and passenger lift. Tenants also have access to all common parts within the Business Centre including WC Facilities and a Kitchen.

The office would be ideal for a small business that requires space for 2-3 people and is available immediately.

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition) the Net Internal Area is as follows:

Office 20 & 21 280 Sq Ft / 26.01 Sq M

EPC

A copy of the EPC will be available upon request.

Asking Rent

The office is available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed at an annual rental of £9,500 per annum plus VAT.

Rent is inclusive of any Business Rates and Utilities.

Outside of the Act

The Tenancy will run in line with the current Agreement which is Outside of the Landlord & Tenant Act 1954.

Legal Costs

A one-off fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of the Lease.

VAT

VAT is applicable on this property.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Robyn Egan

T: 0161 429 1674

E: robynegan@roger-hannah.co.uk

Date of Preparation

04 October 2024