



FOR SALE

Unit 2 Pacific Court, Atlantic Street, Altrincham, WA14 5BJ



Extremely High Quality Hybrid Office And Workspace

1,918 Sq Ft (178.18 Sq M)

- **Ground floor work space first floor office including private office meeting rooms and kitchens**
- **Air conditioning throughout**
- **8 car parking spaces with ability to block park**
- **Subject of quality refurbishment and fit out**
- **Rural setting close to amenity**

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Commercial Property
Advisers and Agents



FOR SALE

0161 234 0777

**Unit 2 Pacific Court,
Atlantic Street, Altrincham,
WA14 5BJ**



LOCATION

Pacific Court is situated just off Atlantic Street which in turn connects to the A56, which is a principal arterial route into Manchester City Centre and strategically positioned between J7 M56 and J7 M60 motorways.

Altrincham benefits particularly from excellent public transport links including Navigation Road Metrolink station less than a mile away.

DESCRIPTION

The premises comprise an hybrid office building of brick construction under a tiled pitched roof. Internally the ground floor provides a clear working head height of 12 Ft and is currently used as clean work space. There is a double door to the rear for access and male and female WC facilities.

To the first floor there are a range of private and communal office fitted to an extremely high standard. The premises are fully air conditioned an each floor benefits from a fitted kitchen. The property also benefits from an alarm and gas fired central heating.

ACCOMMODATION

Measured on a net internal basis the commercial units provide the following areas.

Description	Sq ft	Sq m
Ground	907	84.26
First	1,011	93.92
Total	1,918	178.18
Car Spaces	8	

PRICE

Offers in excess of £350,000

RATEABLE VALUE

£19,500.00

EPC

Available upon request

VAT

The property is VAT exempt . No VAT will be charged on the rent.

VIEWING

Via the sole agents TFC on 0161 234 0777.

TENURE

The property is held freehold and the title also includes the adjoining two properties which are held long leasehold. Further information is available upon request.

SUBJECT TO CONTRACT



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