



FOR SALE/TO LET

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**

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

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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 a 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 offices. 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 and 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	

TERMS

Offers in excess of £378,500 are sought for the freehold. Alternatively, our clients will consider renting the property for a term of years to be agreed at an annual rent of £30,000 per annum excl.

RATEABLE VALUE

£20,250.00

EPC

Available upon request

VAT

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

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.

VIEWING

Via the sole agents TFC on 0161 234 0777.

SUBJECT TO CONTRACT



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