



# 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](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**TO LET**  
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	

**RENT**

**£22,500.00 per annum**

**RATEABLE VALUE**

£19,500.00

**EPC**

Available upon request

**VAT**

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

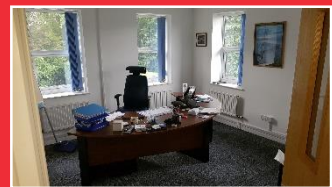
**VIEWING**

Via the sole agents TFC on 0161 234 0777.

**TERMS**

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

**SUBJECT TO CONTRACT**



Disclaimer: TFC (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TFC or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TFC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item; iii) no employee of TFC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TFC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.