



# TO LET/MAY SELL

No.4 Burley House, Caspian Road, Altrincham, WA14 5HH



**Self contained, high quality offices with parking.**

**3,000 Sq Ft (274 Sq M)**

- **3 compartment perimeter trunking**
- **Kitchen facilities**
- **11 dedicated car parking spaces (1:229 sq ft)**
- **Suspended acoustic tiled ceiling with lighting**
- **Male and female Wc's**

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/MAY SELL**

**0161 234 0777**

# 4 Burley House Caspian Road, Altrincham, WA14 5HH



### LOCATION

No.4 Burley House is located on a purpose built development known as Century Park, which is located on Caspian Road, Altrincham. Caspian Road is situated off Atlantic Street which in turn joins the main A56, Manchester Road. Manchester Road is the main arterial access to Manchester city centre, just some 6 miles (10km) north. Altrincham town centre is just 0.5 mile to the south which provides a variety of local amenities.

Burley House also offers efficient connectivity to Manchester Airport, located just 5 miles (8km) away, as well as the extensive North West motorway network including the M56 (3miles), M60 (3miles) and M6 (7miles). Public transport links are readily available to Burley House as the premises benefits from the close proximity to the Metrolink and national rail and bus routes also operate on a regular basis.

### DESCRIPTION

Burley House forms part of a purpose built two storey office building, offering 270degree glassed panorama. The accommodation is completely refurbished to an excellent standard

### ACCOMMODATION

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

Description	Sq ft	Sq m
Ground	1,496	139
First	1,453	135
Total	2,949	274
Car Spaces	11	

### TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed. Our clients may consider selling their interest.

### RENT/PRICE

£37,500 per annum /£390,000.00 excl.

### RATEABLE VALUE

£28,750

### EPC

Available upon request

### VAT

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

### VIEWING

Via the joint agents TFC on 0161 234 0777 or Cushman Wakefield 0161 236 9595.

**SUBJECT TO CONTRACT**



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