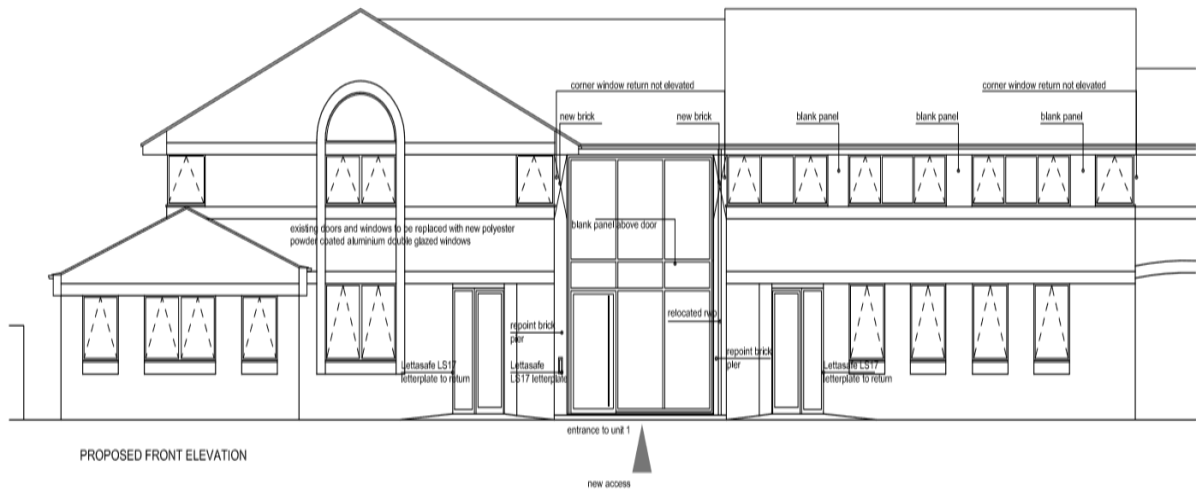




TO LET

Units 1b & 2 Ambassador Place, Stockport
Road, Altrincham, WA15 8DB

PRELIMINARY ANNOUCEMENT



Two comprehensively refurbished self contained ground floor office suites with parking, within minutes walk of Altrincham town centre and the Metrolink.

- 822 to 1,022 sq ft (76.4 to 95 sq m) approx.
- New windows throughout
- New kitchen and toilet facilities
- Air conditioned
- Own dedicated entrances
- Dedicated car parking
- Carpeted throughout
- Suspended ceilings.
- On site security

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



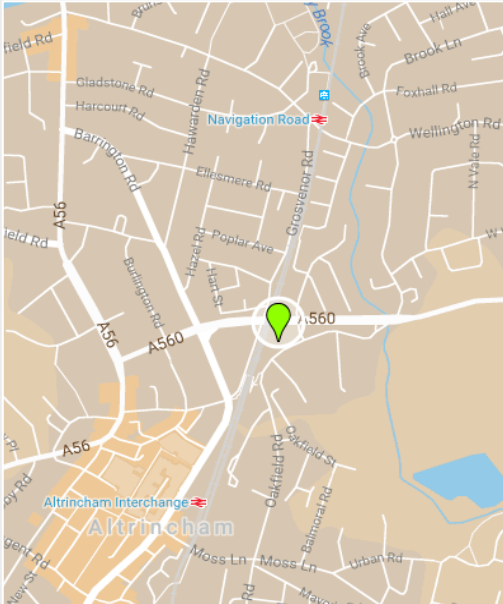
Commercial Property
Advisers and Agents



TO LET

0161 234 0777

Units 1b & 2 Ambassador Place, Stockport Road, Altrincham, WA15 8DB



LOCATION

The premises are situated in a prominent location fronting Stockport Road close to its junction with the A560 Woodlands Parkway.

Transport links are excellent with the Altrincham bus, train and Metrolink Interchange being within 5 minutes walk of the property as is the town centre with its range of popular shops and leisure facilities. Junctions 6 and 7 of the M56 motorway are within 5 minutes drive, as well as Manchester Airport which is within 10 minutes drive.

DESCRIPTION

Our clients are undertaking a comprehensive refurbishment of the entire property which will provide for two self contained high quality air-conditioned ground floor office suites.

Both suites will have their own front door together with their own kitchen and toilets. The suites will be completed to a high standard including compliant lighting, carpeting and suspended ceilings throughout.

Both units benefit from on site secure parking. The estate has manned security during working hours.

ACCOMMODATION

Measured on the net internal basis we estimate the accommodation provides the following approximate area: -

Unit 1b – 1,022 sq ft (95 sq m)

Unit 2 - 822 sq ft (76 sq m)

RATEABLE VALUE

TBC

EPC

Available upon request.

VAT

Will be charged at the current rate,

TERMS

Our clients are seeking lease drawn on effectively full repairing and insuring terms for a term of years to be agreed.

RENT

On Application

VIEWING

Via the sole agents TFC on 0161 234 0777



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