



TO LET

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

PRELIMINARY ANNOUNCEMENT



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

- 1,025 to 1,137 sq ft (95 to 106 sq m) approx. (GIA)
- 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



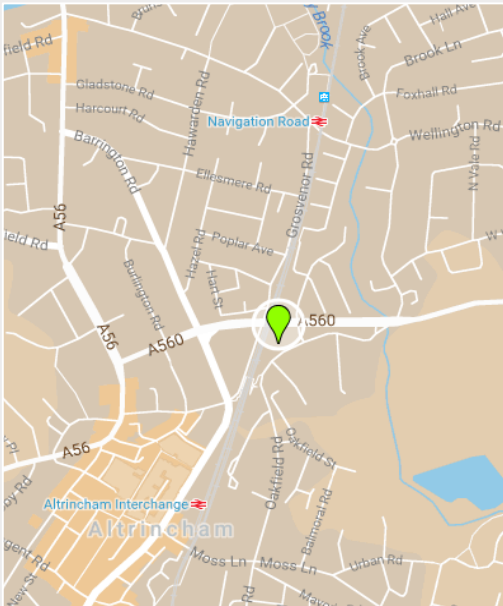
Commercial Property
Advisers and Agents



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0161 234 0777

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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 have undertaken a comprehensive refurbishment of the entire property which 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 are 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 areas, we have included the gross areas because of the self contained nature of the suites: -

Suite	NIA Sq M	NIA Sq ft	GIA Sq m	GIA Sq ft
1b	88.2	884	106	1,137
2	74.4	800	95.3	1,025

RATEABLE VALUE

Both suites qualify for small business rate relief under current rating legislation, all interested parties should satisfy themselves as to any rating liability.

EPC

Available upon request.

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

VAT

Will be charged at the current rate,

VIEWING

Via the sole agents TFC on 0161 234 0777



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