



Preliminary Announcement  
**CONFIDENTIAL DISPOSAL**  
(Due to relocation)

**71 Woodfield Rd, Altrincham WA14 4ET**



**FOR SALE - Distinctive self contained offices with contemporary interior in popular location close to Altrincham town centre and the Metrolink**

- 2,174 Sq ft (202 sq m) Approx.
- Fitted to a high standard
- Accommodation over 3 floors
- Carpeting and hardwood flooring throughout
- On street and contract parking available \*\*
- Delayed completion available

\*\* By separate agreement

Centurion House, 129 Deansgate,  
Manchester M3 3WR

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

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**FOR SALE**

**0161 234 0777**

**71 Woodfield Road  
Altrincham  
Greater Manchester**



**LOCATION**

The property is situated at the junction of Woodfield and Weldon in Broadheath, Altrincham in an area of mixed commercial and residential use. Access to the A56 provided access to the M60 and M56 approximately 10 minutes from the property. The local Metrolink station at navigation Road is approximately 15 minutes walk as is Altrincham town centre.

**DESCRIPTION**

The property comprises a semi-detached office property over basement, ground, first and second floors. It provides for a reception area, a range of private and communal offices as well as meeting rooms, kitchen and Male and Female WC facilities.

Externally there is parking for one car as well as a residents parking permit. There is extensive on street parking some of which is time limited. Our client also rent several spaces in the development opposite and this can be offered to prospective purchasers further information is available upon requested.

**ACCOMMODATION**

Measured on a net internal basis, the suite extends to :-

Sq ft	Sq m
2,174	202

**RATEABLE VALUE**

£20,000.

**EPC**

Available upon request.

**TERMS.**

Our clients are seeking to dispose of their freehold interest, they will require a period to be agreed to vacate the property..

**PRICE**

Offers In Excess Of £400,000 excl

**VAT**

VAT will be charged on all outgoing at the prevailing rate.

**VIEWING**

Via the sole agents TFC on 0161 234 0777

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**FOR FURTHER INFORMATION**  
**Ben Fallows**  
[benfallows@tfcproperty.com](mailto:benfallows@tfcproperty.com)  
**0161 234 0777**