



TO LET

**Bowdon House,
Scott Drive
Altrincham
WA15 8AB**



Soon to be refurbished self contained first floor office suite with parking within minutes walk of Altrincham town centre & Metrolink

- 2,500 Sq Ft (232.251 Sq M)
- Popular estate
- 8 car parking spaces included
- Full gas central heating
- Full access raised floors
- Carpeted and suspended ceilings throughout
- Male & Female Wc's & Kitchen facilities.

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

Sbowdon House, Scott Drive, Altrincham



LOCATION

The property is located on Scott Drive just off Moss Lane in Altrincham on a popular modern development of similar sized buildings.

Moss Lane is one of the main thoroughfares to Altrincham town centre which is approximately 0.25 miles to the west of the property and provides for an excellent range of amenities including the popular Market Hall and the abundance of restaurants surrounding it. Most of the larger retailers including Marks & Spencer, Boots, WH Smiths and Wilkos to name a few, are represented.

Transport links are excellent with the Altrincham Interchange which provides Metrolink, National Rail and Bus services within a 10 minute walk. The M56 and the M60 are also within easy reach.

SPECIFICATION

The property is to be refurbished and will provide the following specification : -

- **Redecorated**
- **New carpets**
- **New LED lighting**
- **Raised floors**
- **8 Car Parking Spaces**
- **Landscaping**
- **Full Gas Central Heating**

ACCOMMODATION

Measured on a net internal basis, the property provides the following area: -

2,500 Sq Ft (232.251 Sq M)

RATEABLE VALUE

TBC

EPC

Available upon request.

VAT

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

TERMS

Our clients are seeking to lease the premises for a term of years to be agreed incorporating regular rent reviews.

RENT

On application

VIEWING

Via the sole agents TFC on 0161 234 0777



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