



TO LET

First Floor, 2 Merlin Court, Atlantic Street, Altrincham, WA14 5NL



Quality self contained first floor office suite with 20 car parking spaces.

- 5,075 Sq Ft (471.5 Sq M)
- Popular estate
- 20 car parking spaces included
- Comfort cooling
- Full access raised floors
- Carpeted and suspended ceilings incorporating LED lighting throughout
- Male & Female Wc's & Kitchen facilities.
- Passenger lift
- Fully furnished if required

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

Merlin Court, Atlrantic Street, Altrincham.



LOCATION

Merlin Court is a purpose built development located on off Atlantic Street in Broadheath, Altrincham, 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.

Merlin Court 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 as the premises benefits from the close proximity to the Metrolink and national rail and bus routes also operate on a regular basis.

SPECIFICATION

The property provides quality accommodation and provides the following specification : -

- **Fully carpeted**
- **LED lighting**
- **Raised floors**
- **Passenger Lift**
- **20 Car Parking Spaces**
- **Landscaping**
- **Comfort cooling**
- **Furnished if required**

ACCOMMODATION

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

5,075 Sq Ft (471.5 Sq M)

RATEABLE VALUE

TBC

EPC

Available upon request.

VAT

VAT will be charged on all outgoing 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

£76,125 per annum excl.

SERVICE CHARGE

A service charge will be levied to cover the costs of the upkeep, maintenance and utility costs of the property, further information is available upon request.

VIEWING

Via the sole agents TFC on 0161 234 0777



Disclaimer: TFC (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TFC or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TFC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item; iii) no employee of TFC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TFC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.