



# TO LET

**2 Merlin Court, Atlantic Street,  
Altrincham, WA14 5NL**



**Quality self contained first floor office suite with 10 car parking spaces.**

- 2,314 Sq Ft (215 Sq M)
- Popular estate
- 10 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

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**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
- 10 Car Parking Spaces
- Landscaping
- Comfort cooling
- Furnished if required

### ACCOMMODATION

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

2,314 Sq Ft (215 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

£35,000 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



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