



TO LET

**Denzell House,
Dunham Road,
Bowdon,
Altrincham
WA15 4QE**



Character office suites of varying sizes set within mature grounds with parking and communal conference facility

- 220 - 2,910 Sq Ft (20.43 – 270.3 Sq M)
- Newly refurbished
- Period building with a wealth of original features
- Car parking spaces included as well as free on street parking
- Communal conference facility *
- Carpeted and ceilings incorporating LED lighting.
- Male & Female Wc's & Kitchen facilities.
- Adjacent to The Devisdale.

*additional costs apply

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

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WA15 4QE**

LOCATION

Accessed directly off Dunham Road (A56), the property lies in Bowdon just outside Altrincham town centre to the south of Manchester, 1.5 miles from junction 7&8 of the M56, which leads to the regional and national motorway network.

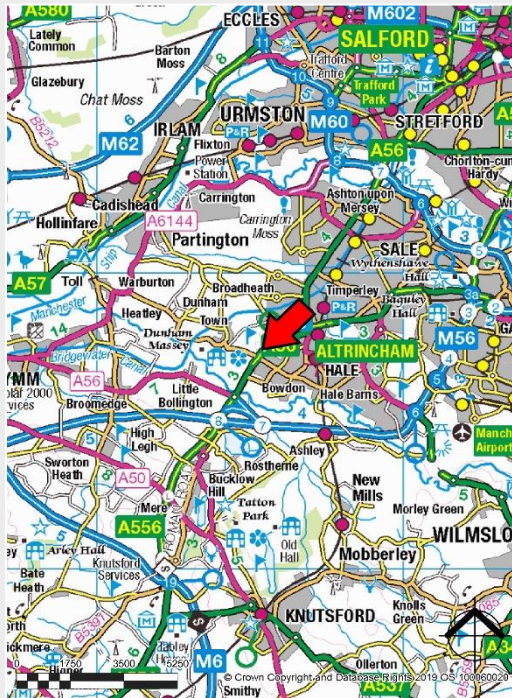
Dunham Road is one of the conurbation's principal arterial routes from the south, providing direct access into Altrincham and Sale through to Manchester city centre. Manchester Airport is only 10 minutes drive away.

DESCRIPTION

The property is approached via a sweeping driveway and is set within 9 acres (3.64 hectares) of landscaped parkland, providing a tranquil setting and working environment

Denzell House is arranged over basement, ground, first and part second floor. The accommodation is configured to provide a number of large individual and communal offices, meeting rooms and board rooms with WC and kitchen facilities. The accommodation is centrally heated and benefits from under floor trunking.

There is a communal conference facility to the ground floor which is available to rent on a daily basis and overlooks the mature grounds. There is an enclosed car park which can accommodate 54 cars.



ACCOMMODATION

The accommodation provides the following areas although these can be combined or let individually.

Suite No & Floor	Size Sq ft	Rent Pax	Service Charge Approx (inc heating)	Rates	Status
Lower Ground					
2	220	£2,200	£1,210	TBC	U/O
3	300	£3,000	£1,650	TBC	U/O
4	268	£2,750	£1,475	TBC	U/O
Ground					
The Billiard Room	565	£13,000	£3,260	TBC	Available
First					
6	517	£11,250	£2,585	Tbc	Available
Second Floor					
7	1071	£16,000	£5,355	Tbc	U/O

TERMS.

Our clients are seeking to rent the accommodation on lease terms to be agreed and will consider lease terms from 12 months .

RENT

As per attached table.

SERVICE CHARGE

A service charge is levied to cover the costs of the upkeep, maintenance and utility costs of the property as per the attached table

EPC

Available upon request.

VAT

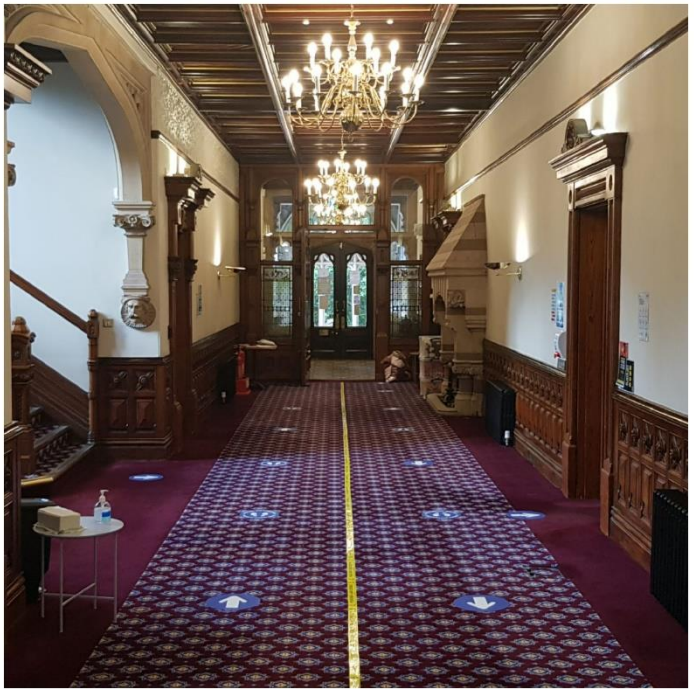
VAT will be charged on all outgoings at the prevailing rate.

VIEWING

Via the sole agents TFC on 0161 234 0777



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