



FOR SALE

5 Ambassador Place, Stockport Road,
Altrincham, WA15 8DB



A Comprehensively refurbished self contained office building with parking, within minutes walk of Altrincham town centre and the Metrolink.

- 2,764 sq ft (257 sq m)
- Contemporary fit out, including raised floors and LED lighting
- New kitchen on every floor
- New toilet & shower facilities
- Air conditioned
- 10 Dedicated car parking spaces
- High quality finishes throughout
- On site security
- Possibility of lease back on part.

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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LOCATION

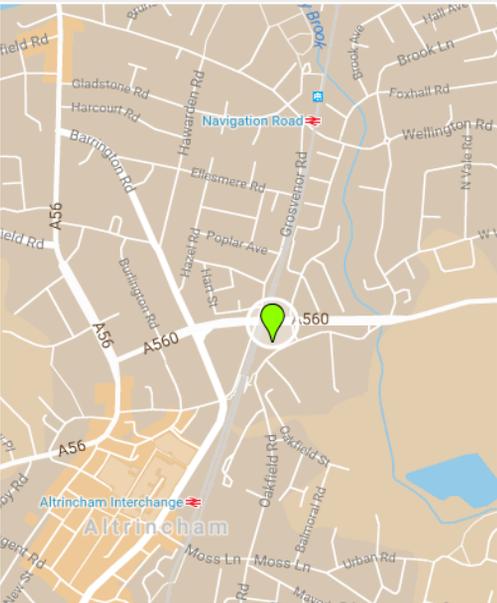
The premises are situated in a prominent location fronting Stockport Road close to its junction with the A560 Woodlands Parkway.

Transport links are excellent with the Altrincham bus, train and Metrolink Interchange being within 5 minutes walk of the property as is the town centre with its range of popular shops and leisure facilities. Junctions 6 and 7 of the M56 motorway are within 5 minutes drive, as well as Manchester Airport which is within 10 minutes drive.

DESCRIPTION

The premises have undergone a comprehensive refurbishment program and has been completed to a high standard including compliant LED lighting, carpeting and air conditioning. Internally the property is laid out over three floors which are self contained with open plan offices and private meeting rooms as well as a kitchen serving each floor. There are male and female WC facilities and a shower to the ground floor.

Externally there is site secure parking for 10 cars. The estate has manned security during working hours.



ACCOMMODATION

Measured on the net internal basis we estimate the accommodation provides the following approximate areas, :-

| Floor | Sq ft | Sqm |
|--------|-------|--------|
| Ground | 787 | 73.11 |
| First | 1026 | 95.32 |
| Second | 951 | 88.35 |
| Total | 2764 | 256.78 |

RATEABLE VALUE

We would advise interested parties to make their own enquiries as to rates to Trafford Council

EPC

Available upon request.

TENURE

Long leasehold 999 years subject to an estate charge for the upkeep of common areas including parking landscaping and security. Further information is available upon request.

PRICE

Offers in excess of £500,000 excl

LEASEBACK

Our clients may consider a leaseback of part of the property further information is available upon request.

VAT

Will be charged at the current rate,

VIEWING

Via the sole agents TFC on 0161 234 0777.



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