



TO LET

**Paul House,
Stockport Road,
Timperley,
Altrincham.
WA15 7UQ**



Office suites of varying sizes set in the heart of Timperley Village

- Suites available from 690 sq ft (62.25 sq m)
- Car parking to rear
- Modern building
- Close to local amenity
- Carpeted and ceilings incorporating lighting.
- Communal Male & Female Wc's & Kitchen facilities.

*additional costs apply

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

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LOCATION

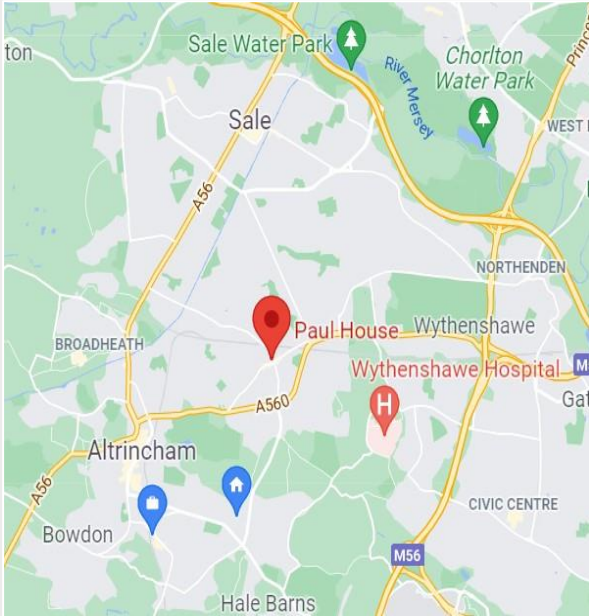
Paul House is located in an extremely prominent position within Timperley village at the main junction of Park Road/Thorley Lane and Stockport Road (A560). Road access is good with A560 linking directly with J. 3 of the M56 and thereafter the M60 at J.5.

The nearest Metrolink Station is approximately 1 mile away at Park Road and there are regular bus service serving the village from the surrounding areas.

DESCRIPTION

The property comprises of a multi let building having retail to the ground floor and individual office suites to the first. The office accommodation is well appointed and is carpeted and has suspended ceilings throughout. There is intercom for the front door and the suite are heated by way of wall mounted electric radiators. There are two communal kitchens as well as male and female WC facilities.

Externally there is a car park to the rear of the property for the building's occupiers.



ACCOMMODATION

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

Suite 4A – 690 Sq ft (62.24 sq m)

EPC

Available upon request.

VAT

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

TERMS.

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

RENT

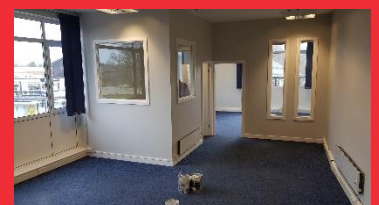
£8,000 per annum excl.

SERVICE CHARGE

A service charge is 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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