



# TO LET (Confidentially Available)

Market Court, Garden Lane, Altrincham,  
WA14 4DW



**Highly specified office suite available within contemporary office building with parking. Adjacent to Altrincham town centre a few minutes walk of Altrincham Transport Interchange.**

- 1,268 sq ft (117 sq m)
- Contemporary fit out.
- Comfort cooling and heating.
- Perimeter trunking
- Dedicated car parking spaces available
- High quality finishes throughout
- Furniture available by negotiation

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



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**0161 234 0777**

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WA14 4DW**



**LOCATION**

Market Court is situated close to the junction of Church Street/Dunham Road, the main A56 arterial providing a direct route to Manchester City centre some 8 miles to the north.

Access to Market Court is from Victoria Street. Junctions 6 and 7 of the M56 motorway are both approximately 5 minutes' drive time away, giving easy access to Manchester Airport. Altrincham's Metrolink and railway station is within easy walking distance.

**DESCRIPTION**

The building provides office suites over three floors centred around a glazed atrium with shared common facilities to each level.

The subject suite is highly specified and provides for a contemporary office space that is mainly open plan. There is a fitted board room with audio visual connections and a large kitchen/breakout area.

Our clients will consider a sale of the furniture for an additional cost. (Further information upon request.)

**ACCOMMODATION**

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

Suite	Sq ft	Sq m
1	1,268	117

There 3 car parking spaces available at an additional cost on request with this suite.

**RATEABLE VALUE**

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

**TERMS**

Our client are flexible in their approach to lease terms and will consider longer and shorter-term leases, further information is available upon request.

**RENT**

£22.50 per sq ft excl.

**SERVICE CHARGE**

A service charge will be levied for the upkeep of the common parts, further information is available upon request.

**EPC**

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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