



# TO LET

2a Ashfield Road,  
Altrincham,  
WA15 9QJ.



**Self contained first floor office suite with its own entrance and parking equidistant to both Altrincham & Hale centres.**

- 690 Sq Ft ( 64.13 Sq M)
- Open Plan office with separate meeting room
- Off street parking for one car
- Air conditioned
- Raised floor
- Carpeted throughout.
- Close to local amenities
- Kitchen

Centurion House, 129 Deansgate,  
Manchester M3 3WR

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

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**TO LET**

**0161 234 0777**

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Altrincham,  
WA15 9QJ.**



**LOCATION**

The property is situated on the corner of Ashfield Road and Lloyd Street approximately 0.25 miles from centres of Altrincham and Hale village, affluent suburbs of South Manchester. The property is within a 5-minute walk of both the Altrincham Transport Interchange and Hale Station and is within a five-minute drive of the M56.

**DESCRIPTION**

The property comprises a first-floor office suite with its own front door. The property is accessed via a flight of stairs which opens out onto a landing off which are a meeting room and a kitchen and toilet. A step takes you to the main open plan office area.

The property is fully carpeted and air conditioned and has a raised floor in the main area. Lighting is provided via LED panels in the suspended ceiling. The premises are fully alarmed. Externally there is off street parking for one car. There is public parking available which is free for a limited time.

The property is in a prominent position and occupiers could benefit from external signage.

**ACCOMMODATION**

Measured on a net internal basis, the suite extends to :-

	Sq ft	Sq m
First Floor	690	64.13

**RATEABLE VALUE**

£11,000. Under current rating legislation the property will benefit from Small Business Rate Relief, meaning eligible companies will pay zero rates.

**EPC**

Available upon request.

**TERMS.**

Our clients are seeking to let the property in its entirety on a full repairing and insuring basis for a term of years to be agreed incorporating regular rent reviews. A rental deposit may be required subject to financial status.

**RENT**

12,500.00 per annum excl.

**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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