

TO LET



FIRST FLOOR OFFICES WITH GROUND FLOOR STORE/WORKSHOP

**North Quays Business Park,
Atlantic Street,
Altrincham WA14 5EW**

- 2,611 sq.ft.
- Offices include air conditioning, raised floor boxes, perimeter trunking and suspended ceiling

LOCATION

The premises are located off Atlantic Street, an established commercial area approximately 1.5 miles north-west of Altrincham town centre. The site is 0.6 miles from Manchester Road (A56), which connects with the M56 (junction 7) and M60 (junction 7).

Notable nearby occupiers include Asda, CEF, HSS Hire and Edmundson Electrical.

DESCRIPTION

The demise comprises a first floor office (with sole ground floor access), along with a small ground floor store/workshop. The offices benefit from air conditioning, raised floor boxes, perimeter trunking and aluminium framed windows to one side. The ground floor is accessed through a single personnel door and has fluorescent strip lighting.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement 2nd Edition the areas are as follows:

Unit	Ft ²	M ²
First Floor Office	2,159	200.58
Ground Floor Store/Workshop	452	41.95
	2,611	242.53

LEASE

A new lease on effective full repairing and insuring terms for a term of years to be agreed at an annual rent of £19,500 per annum exclusive.

The lease will be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

SERVICE CHARGE

The landlord will levy a service charge as a contribution towards the external maintenance of the units, buildings insurance and maintenance of the common parts.



BUSINESS RATES

To be confirmed upon reassessment by the VOA.

EPC

Energy Performance Certificates will be provided.

VAT

Rents will be liable for VAT at the prevailing rate.

VIEWING

By appointment with the sole agents,

WT Gunson:

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