

TO LET
OFFICE



Unit 18, Edward Court, Altrincham
Business Park, Altrincham,
Cheshire, WA14 5GL

- Newly refurbished office accommodation
- Full access raised floors
- Suspended ceilings
- Recessed Low Energy Lighting

LOCATION

At less than 4 miles from the nearest junctions of the M56 and M60 Altrincham Business Park is highly accessible by car, with a regular bus service to Altrincham Town Centre. The town centre itself has regular tram and train services. Several National Cycle Routes are close to the scheme leading west and to the north east, providing access from Altrincham to Manchester City Centre.



DESCRIPTION

The accommodation provides high-quality refurbished offices in an established and popular office development well suited for regional / satellite offices. The available space is arranged over ground floor providing 3 meeting rooms storage and kitchen/breakout area with shared communal space and kitchen facilities on the first floor

18 Edward Court is located on the established and highly popular Altrincham Business Park, in one of South Manchester's most sought-after towns. Surrounded by major corporate occupiers Edward Court is within easy reach of the town centre and motorway network and is set within a secure business park benefiting from ample on-site car parking provision and landscaped grounds.

ACCOMMODATION

Ground Floor	2,650 Sq Ft	246.18 Sq M
Total	2,650 Sq Ft	246.18 Sq M

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

QUOTING RENT

£16.00 Per Sq Ft

SERVICE CHARGE

The property is subject to a service charge in respect of the maintenance and upkeep of the external and communal areas. Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

To arrange a viewing please contact:



MARK COOKE

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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

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