



Cresta House, 32 Victoria Street, Altrincham, WA14 1ET

Office Premises for Lease

Modern, self contained offices in the heart of Altrincham, one of North Cheshire's most vibrant towns, have now become available. There are two floors available to let in this four storey building.

Internally there are large open plan areas and separate smaller offices.

The premises are well connected to the rail, Metrolink, bus and road networks, with all links being within a short walk away.

Each floor is between 1,147 sq. ft—1514 sq.ft

£14 per sq.ft

DIRECTIONS

WA14 1ET

Cresta House is situated in Altrincham Town Centre, a short walk from all of Altrincham's transport links. The M56, M60 and M6 are within short driving distance to the offices. From Altrincham Interchange turn right onto Stamford New Road, then left (after Station-House) onto Stamford Street. Bear right (NB not for cars—no entry) onto Victoria Street where the property can be found on the right hand side.

DESCRIPTION

Self-contained modern offices, across a four storey building, with two floors available to lease. Ideally the letting will be either ground and first floor, or second and third. The offices are located in a well regarded area. Car parking available by negotiation.

Ground Floor	139.3 sq.m	1499.41 sq. ft
First Floor	140.7 sq.m	1514.48 sq.ft
Second Floor	140.7 sq.m	1514.48 sq. ft
Third Floor	106.6 sq.m	1147.43 sq.ft
Total	527.3 sq.m	

LEASE TERMS

The premises is available by way of a new lease, currently open to negotiations, but ideally in the order of ten years.

A service charge will be payable to cover electricity, heating, water and management of communal areas.

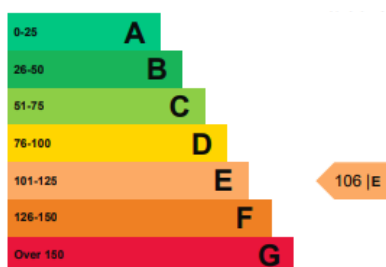
Each party will meet their own legal fees.

RATES

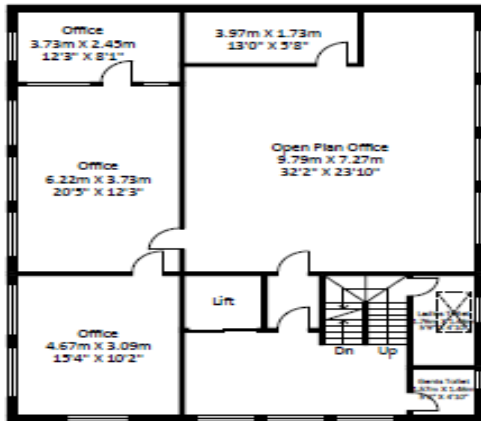
Business Rates will be payable to Trafford Council

A revised assessment will be made once leased areas are identified.

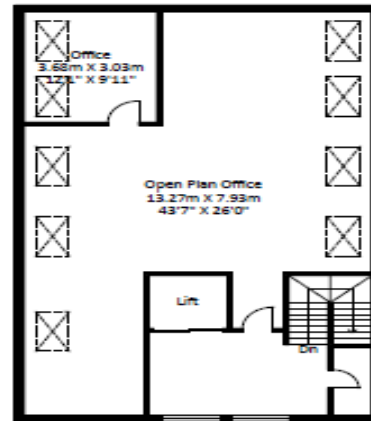
EPC



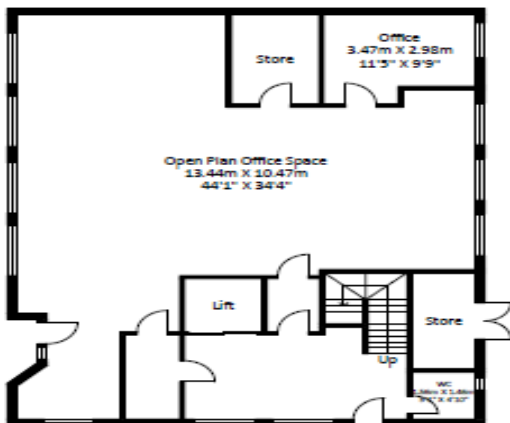
FLOOR PLAN



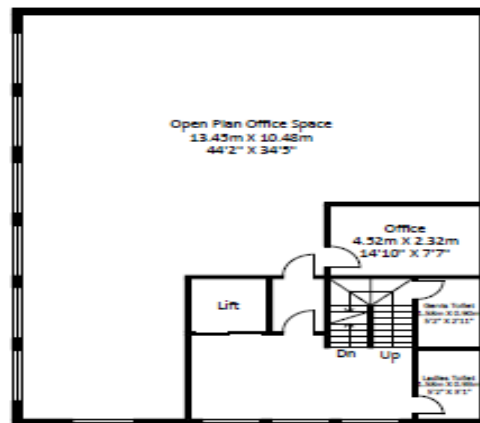
Second Floor
Approximate Floor Area
1514.48 sq. ft
(140.7 sq.m)



Third Floor
Approximate Floor Area
1147.43 sq. ft
(106.6 sq.m)



Ground Floor
Approximate Floor Area
1499.41 sq. ft
(139.3 sq.m)



First Floor
Approximate Floor Area
1514.48 sq. ft
(140.7 sq.m)

VIEWINGS

By appointment only- call our office on 0161 941 4228

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective tenants will be required to provide proof of ID and address before any offer can be reported to solicitors.

Oakwood Property Services is the trading name of Oakwood Valuation Surveyors Ltd.

