



PROPERTY TO LET

5 Lloyd Square, Altrincham

A well-positioned first and second floor office/studio, totalling around 900 sq ft, offers an excellent opportunity in the heart of Altrincham.

Undergoing refurbishment throughout, the space will feature modern finishes and new uPVC double glazed windows, creating a comfortable and efficient working environment.

LOCATION

Ideally positioned within Altrincham town centre, Lloyd Square offers a peaceful yet connected setting.

Situated just a short walk from the vibrant Altrincham Market, Metrolink and bus interchange, the location provides easy access to a variety of cafés, shops and restaurants.

The area's blend of historic architecture and modern amenities makes it a sought-after business hub for professionals and creatives alike.

DESCRIPTION

The premises comprise a first and second floor office / studio space totalling approximately 900 sq ft. The space will be newly refurbished and benefits from recently installed uPVC double glazed windows, providing a bright and efficient working environment. Access is via a private entrance directly off Lloyd Square.

ACCOMMODATION

Approximate Net Internal Area:
Total – 83.6 sqm (900 sq ft).



LEASE TERMS

Available by way of a new lease, with terms to be negotiated. Each party will be responsible for their own legal costs.

SERVICE CHARGE

The property is subject to a service charge to cover building insurance and maintenance of common areas.

RATES

Trafford Council advises that the premises are assessed for business rates as follows:

Rateable Value: £7,500 per annum

The property is also subject to the Altrincham BID levy.

RENT

£10,000 per annum

Exclusive of rates, insurance, service charge, and all other outgoings.

VAT

All prices and rents are quoted exclusive of, but may be subject to, VAT.

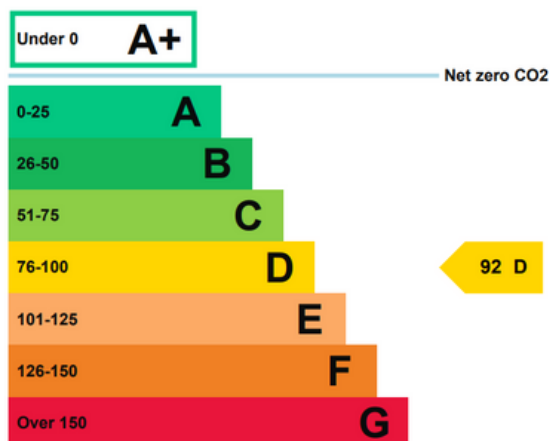
UTILITIES

All outgoings are to be the responsibility of the occupier and paid directly to suppliers.



EPC

This property's energy rating is D.



BID

As the property is located within the Altrincham Business Improvement District, it is subject to a BID levy. This levy funds a range of initiatives that enhance the local business environment and benefit occupiers.

Being within the BID area brings numerous advantages, including:

- Improved town centre greening, cleaning, and maintenance
- Joint marketing and promotional campaigns
- Community events designed to attract visitors
- Training opportunities, networking, and business support initiatives

These collective efforts create a more vibrant, connected, and thriving business community, helping to boost footfall and trade for local occupiers.

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 verify their accuracy.

All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

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.

VIEWINGS

By appointment – please call our office on 0161 941 4228



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