



Ashley Road, Altrincham, WA14

Asking Price of £20,000 pa



# Full Description

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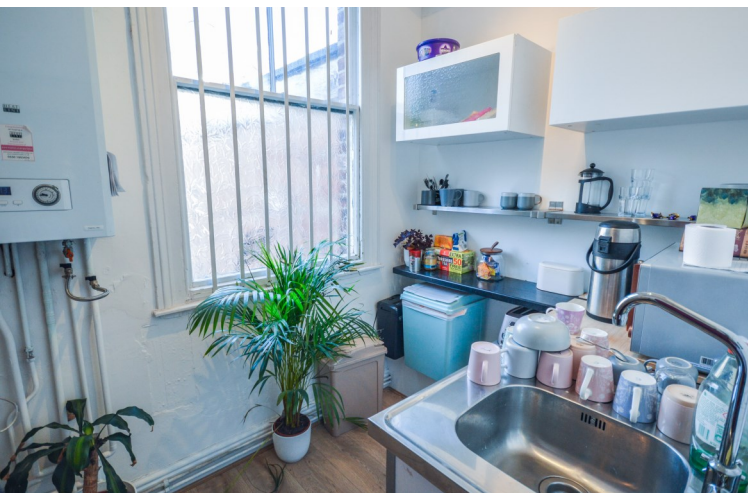
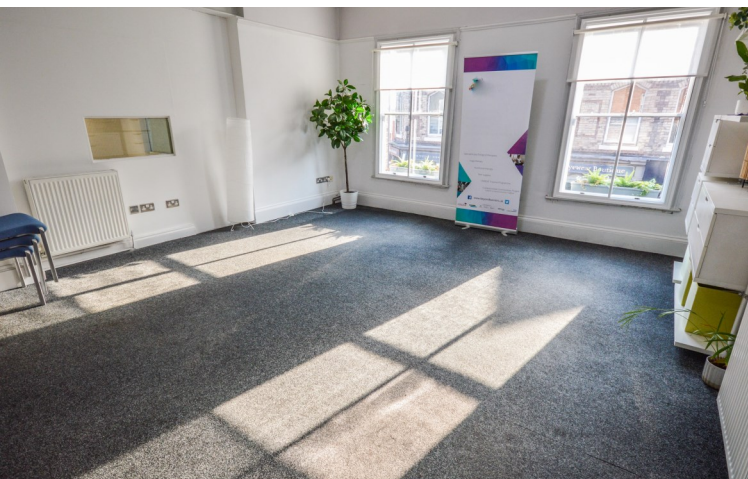
Located on Ashley Road in Altrincham town centre, this property is just a five minute walk from Altrincham Metrolink Station; a short walk into Hale town centre, with an array of amenities in Altrincham all on the doorstep. The property is well located for visibility from traffic approaching the junction of Ashley Road, Railway Street, Lloyd Street and The Downs, a main hub in Altrincham.

Superb commercial space, located in a prime location with the convenience of high street advertising space, while offering private office space over two floors. An ideal office space for a wide range of businesses, this unit is accessed via entrance on Ashley Road, with over 1,664 sq. ft. (154.6 sq. m.) of work space on the first and second floor.

The property is entered on the ground floor via a fully glazed entrance with signage over. A flight of stairs lead to the first floor lobby, which allows access to four first floor office spaces, in addition to the kitchen, WC and stairs leading to second floor offices. All offices are beautifully appointed and flooded by natural light, the middle office to the rear also benefits from access to a balcony, allowing room for an outside coffee table.

The second floor office is an open-plan space, with access to eave storage space and a further WC.





1ST FLOOR  
1125 sq.ft. (104.6 sq.m.) approx.

2ND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements