

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

## **FIRST FLOOR OFFICE SUITE 19-23 STAMFORD NEW ROAD, ALTRINCHAM, CHESHIRE WA14 1BN TO LET - £15,000 P.A.**



**FIRST FLOOR OFFICE SUITE COMPRISING RECEPTION  
AND TWO OFFICES PROVIDING 101 SQ.M (1088 SQ.FT.)  
PLUS KITCHEN AND MALE AND FEMALE WC'S**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555  
FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk

## ENTRANCE

Part glazed entrance door with the benefit of intercom leading to vestibule with wall mounted fire control panel, alarm and staircase leading to first floor

## RECEPTION (7.8m x 2.1m)(16.4sq.m/177sq.ft.)

With range of down lighters. Numerous power points and doors providing access to

## OFFICE 1 (6.1m x 6m)(36.5 sq.m/393 sq.ft.)

Windows overlooking the side of the property. False ceiling with inset lighting. Numerous perimeter power, telephone and network points. Central heating radiators.

## OFFICE 2 (5m x 3.3m)(plus 6.3m x 5.1m)(48.6 sq.m/523 sq.ft.)

An "L" shaped office with windows overlooking the side and front of the building. False ceiling with inset lighting. Numerous perimeter power, telephone and network points. Central heating radiators.

## KITCHEN

Comprising stainless steel sink unit set into run of marble effect worktop. Range of white fronted base units and matching wall units above. Part tiled walls. Ceiling light.

## MALE WC

Cloaks area with twin sink set into vanity unit. Two cubicles. Wall mounted hand dryer.

## FEMALE WC

Cloaks area with twin sink set into vanity unit. Two cubicles. Wall mounted hand dryer.

## WALK IN STATIONERY CUPBOARD

## SERVICE CHARGE - £1,621.50 per quarter

To Include: Gas, Electric, Internal Repairs & Maintenance, Window Cleaning, Fire Safety, Water and Wastewater.

## RATEABLE VALUE - £10,500 Per annum

## VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555



**AWAITING EPC**

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.