

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**4 AMBASSADOR PLACE
STOCKPORT ROAD, ALTRINCHAM WA15 8DB
TO LET FROM – £13,750 P.A. PLUS VAT.**



FIRST AND SECOND FLOOR OFFICE SUITES
FIRST FLOOR OFFICE SUITE - 77 SQ.M (829 SQ.FT.)
SECOND FLOOR OFFICE SUITE - 77 SQ.M (829 SQ.FT.)
INCLUDING 3 CAR PARKING SPACES EACH SUITE
(ADDITIONAL SPACES AVAILABLE).

AVAILABLE ON RENEWABLE 12 MONTH LICENCE AGREEMENT.

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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

First floor office suite and second floor office suite with shared ground floor reception and WC's. Both suites benefit from a kitchen/staff area and are separately metered, networked with up to 100 megabyte Wi-Fi available along with I.P. phone facility. Three car parking spaces are included with each suite and additional spaces are available by separate negotiation.

ENTRANCE

Aluminium glazed entrance door with the benefit of intercom leading through to ground floor reception area with central heating radiators. Staircase leading to first floor suite plus doors providing access to

DISABLED WC

MALE WC

FEMALE WC

FIRST FLOOR OFFICE SUITE (77 sq.m/829 sq.ft.)
£13,750 p.a.

SECOND FLOOR OFFICE SUITE (77 sq.m/829 sq.ft.)
£13,750 p.a.

Both the first floor and second floor open plan office suites have aluminium sash style windows overlooking the front and the rear of the property. Raised floor with access power points plus perimeter network points and central heating radiators. False ceiling with inset LED panel lighting. Wall mounted air conditioning unit. Wall mounted intercom and door leading through to

KITCHEN/STAFFROOM

Comprising stainless steel sink unit with light oak fronted base units and matching wall units above. Part tiled walls. Central heating radiator. Power points.

SERVICE CHARGE - £237.50pcm + VAT

To contribute towards internal & external maintenance including 24hr CCTV and fire alarm system.

WI-FI/LAN - £149.55pcm + VAT (100mbps & public IP address).

ELECTRIC – Sub meter and is recharged

GAS – 1/3 of whole bill

WATER – 1/3 of whole bill

CAR PARKING

Three car parking spaces are allocated to each suite. Extra spaces available at an additional cost.

LEASE TERMS

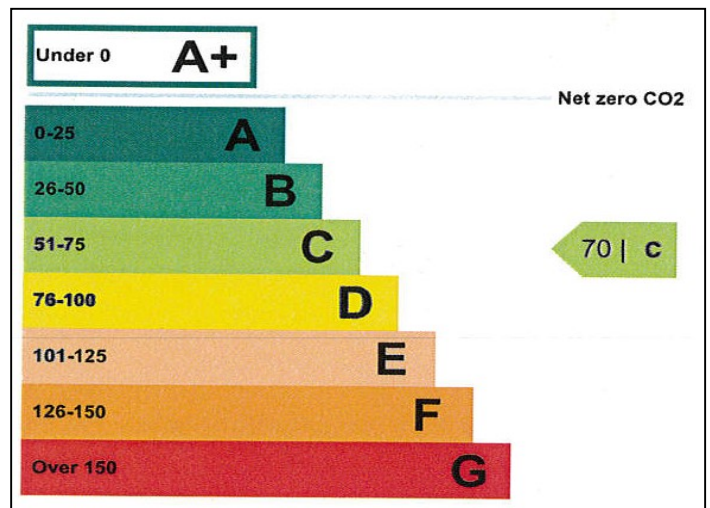
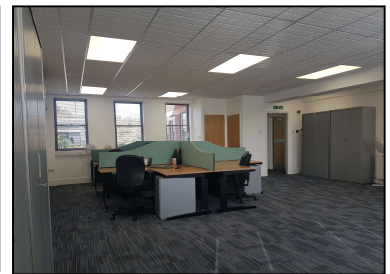
Available on flexible lease terms to be agreed.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £9,300 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

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



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.