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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

SECOND FLOOR OFFICE SUITE 70 STAMFORD NEW ROAD, ALTRINCHAM WA14 1EE

TO LET – £16,000 P.A.



**SECOND FLOOR SUITE SUITABLE FOR OFFICE,
CONSULTING/MEDICAL OR RETAIL USE PROVIDING
APPROX 110 SQ.M (1185 SQ.FT.)
PLUS MALE AND FEMALE WC'S & SHARED RECEPTION**

THOMAS WILLMAX LIMITED
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www.thomaswillmax.co.uk

DESCRIPTION

Positioned in the town centre, this recently refurbished suite on the second floor. It offers mainly open plan accommodation with various glazed partition rooms.

Accessed from the rear via wrought iron entrance gate with the benefit of intercom system leading through to York stone flagged courtyard with staircase providing access to double opening double glazed entrance door leading through to

SECOND FLOOR SUITE (16.7m x 6.3m)

Open plan with 5 Upvc sash windows overlooking the front of the building. False ceiling with inset LED panel lighting. Perimeter 3 compartment trunking and wall heaters. Comprising of 2 part glazed partition offices as follows:-

ROOM 1 (4.3m x 3.9m)

ROOM 2 (4.3m x 3.5m)

KITCHEN AREA (2.2m x 2.1m)

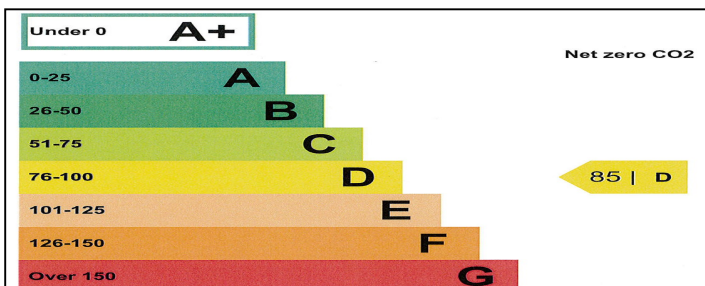
Stainless steel sink unit with gloss oak effect base units below and tiled splash back. Power points. Velux roof light.

RATEABLE VALUE

(Vendor pls confirm)

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.