

**MULTIBAO HOUSE, CASPIAN ROAD,
ALTRINCHAM, CHESHIRE WA14 5HH**
TO LET - £2,500 PCM



**TWO STOREY SELF CONTAINED OFFICE SUITE
PROVIDING 204 SQ.M. (2197 SQ.FT.) GROSS
COMPRISING SEVEN OFFICES, KITCHEN/STAFFROOM
AND MALE & FEMALE WC'S
PARKING FOR TWELVE CARS.**

ENTRANCE

Aluminium glazed entrance door leading through to

RECEPTION HALLWAY (3.8m x 2.8m)

Wall mounted fire control panel. Burglar alarm. With staircase leading to first floor and doors providing access to

OFFICE 1 (6m x 4.8m)

INNER HALLWAY (3.2m x 1.5m)

With doors providing access to

OFFICE 2 (3.3m x 3.2m)

OFFICE 3 (4.8m x 2.9m)

With doors providing access to

KITCHEN/STAFFROOM (3m x 1.9m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of beech fronted base units below and matching wall units above. Part tiled walls. Wall mounted combi boiler. Numerous power points.

FEMALE WC

WC. Fully tiled walls and floor. Wall mounted wash hand basin. Inset down lighters. Air extractor. With separate cloaks area.

MALE WC

WC. Fully tiled walls and floor. Wall mounted wash hand basin. Inset down lighters. Air extractor. With separate cloaks area.

FIRST FLOOR ACCOMODATION

With a return staircase from ground floor reception hallway leading to a landing. With further doors providing access to

OFFICE 4 (12.4m x 4.8m)

OFFICE 5 (4.8m x 2.6m)

OFFICE 6 (4.8m x 3.7m)

With glazed partition with double opening glazed doors providing access to

OFFICE 7 (4.8m x 2.6m)

All the above offices have uPVC double glazing, central heating radiators, false ceilings with LED panel lighting, three compartment trunking housing power points and network points. With offices 1, 4 and 7 having air conditioning.

OUTSIDE TO THE FRONT

The property is accessed by double opening wrought iron gates with perimeter fencing. Security cameras. Security lighting. Leading to a secure concrete yard providing car parking with 12 allocated spaces.

LEASE TERMS

Available on a new internal repairing lease with a service charge payable towards external maintenance (To be agreed).

RATEABLE VALUE

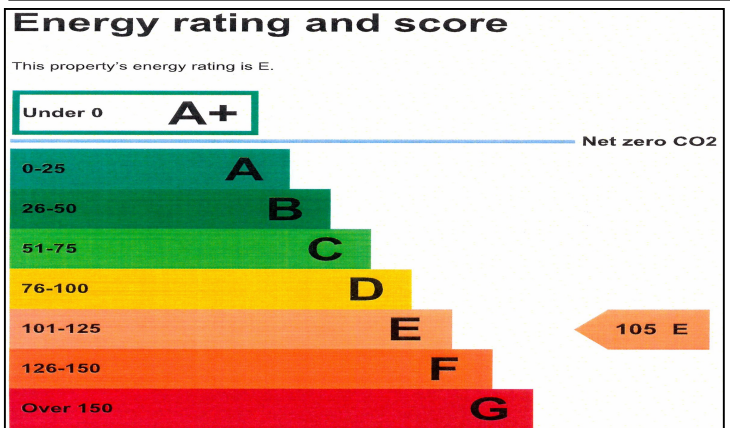
To be confirmed.

VIEWING

Strictly by appointment through sole letting agents Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



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.