

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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## **SECOND FLOOR OFFICE SUITE, UNIT 2 TABLEY COURT, VICTORIA STREET ALTRINCHAM, CHESHIRE WA14 1EZ TO LET - £20,000 P.A.**



**SECOND FLOOR OPEN PLAN OFFICE SUITE PROVIDING  
APPROXIMATELY 80 SQ.M (862 SQ.FT.) PLUS SHARED KITCHEN  
AND WC'S.  
PLUS 2 GROUND FLOOR OFFICES AVAILABLE ON SHORT TERM  
AGREEMENTS AT £450 PCM plus VAT (ALL INCLUSIVE BASIS)**

THOMAS WILLMAX LIMITED  
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## ENTRANCE

Steps leading to entrance door with the benefit of intercom, leading through to vestibule with ceiling mounted down lighters, wall mounted fire alarm control panel, burglar alarm with staircase to second floor suite and doors to ground floor offices and boardroom.

## 2<sup>ND</sup> FLOOR OPEN PLAN OFFICE 80 sq.m (862 sq.ft.) - £20,000 P.A.

Aluminium double glazed windows overlooking the front and rear of the property plus additional Velux roof light. Perimeter central heating radiators and three compartment trunking housing power points. Wall mounted intercom, false ceiling with inset LED panel lighting.

## COMMUNAL KITCHEN

Comprises stainless steel sink unit set into run of marble effect worktop with white fronted base units below and matching wall units above. Part tiled walls. Built in dishwasher.

## MALE WC

## FEMALE WC

## BOARDROOM 21 sq.m (226 sq.ft.)

£800 pcm plus VAT (all-inclusive and available on flexible lease terms) Ground floor boardroom. Service charge to be confirmed.

**GROUND FLOOR OFFICE 1 7.8 sq.m (84 sq.ft.) - £450 pcm plus VAT (all-inclusive and available on short term agreement). Service charge to be confirmed.**

**GROUND FLOOR OFFICE 2 8 sq.m (86 sq.ft.) - £450 pcm plus VAT (all-inclusive and available on short term agreement). Service charge to be confirmed.**

## SERVICE CHARGE (£500 pcm applicable only for the second floor office)

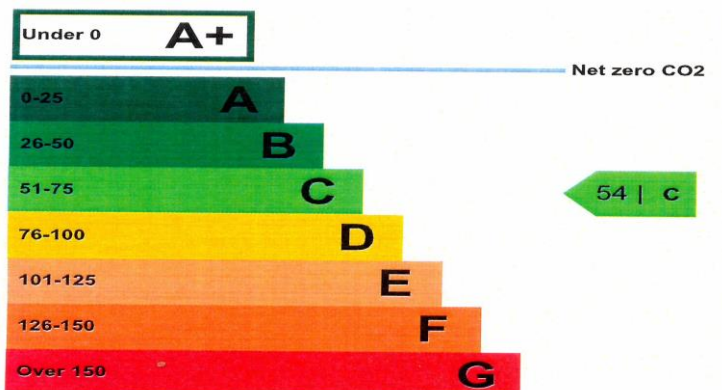
A service charge will be levied on the second floor office suite to include a contribution towards building insurance, rates, gas, electric, water, both communal & office cleaning, external maintenance and window cleaning.

## VIEWING

Strictly by appointment through the sole letting agent, 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.**