

**THE COURTYARD
70 STAMFORD NEW ROAD
ALTRINCHAM, CHESHIRE WA14 1EE
TO LET - £34,500 P.A.**



**ATTRACTIVE TOWN CENTRE COURTYARD SUITE
SUITABLE FOR RETAIL/RESTAURANT/CONSULTING
MEDICAL/OFFICE
PROVIDING APPROXIMATELY 242 SQ.M (2606 SQ.FT.).**

DESCRIPTION

Accessed from the rear of the building through wrought iron ornate entrance gate with the benefit of key code which leads through to an Indian stone sunken courtyard which is overlooked by various fully height double glazed windows and entrance. The suite has the benefit of 2 double opening entrance doors and provides a total of 242 sq.m (2606 sq.ft.) The rooms wrap around the courtyard and offer a mixture of open plan space plus various glazed partitioned offices and board room along with high quality male and female WC's, kitchen/staffroom, communications room and store cupboard. The suite benefits from LED down-lighters, it is networked throughout and has electric wall heaters throughout. A shared "Metronet high-speed broadband" is also available.

ENTRANCE

Accessed by either two sets of double opening full height glazed entrance doors with wall mounted fire control panel, burglar alarm and intercom entry phones opening up to open plan accommodation with perimeter fully glazed partitioned perimeter rooms.

ROOM 1 (6.8m x 3.6m)

ROOM 2 (4m x 2.8m)

ROOM 3 (3.9m x 3.6m)

ROOM 4 (9.5m x 3.9m)

KITCHEN/STAFFROOM

MALE WC's

FEMALE WC's

CAR PARKING

Two car parking spaces can be made available to the suite at £250 per quarter each space.

RATEABLE VALUE – (To be confirmed)

VIEWING

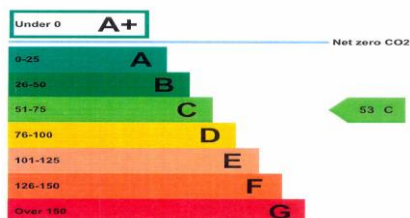
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

Energy rating and score

This property's current energy rating is C.



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.