

TO LET - OFFICE

# THE TRIANGLE

The Triangle, 8 Cross Street, Altrincham, WA14 1EQ



## Key Highlights

- 3,000 sq ft
- High level refurbishment
- Close to Altrincham interchange
- Self-contained
- Fitted kitchen with breakout area
- Town centre amenities in close proximity

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## Description

The Triangle provides for a Part Ground and 1st Floor refurbished office suite. The property benefits from a complete refurbishment which provides a contemporary and efficient working environment. The floor is split into three separate suites with WC facilities and a large breakout/ kitchen area. The accommodation is centrally heated throughout and CCTV is also operational.

## Location

The Triangle is situated on Cross Street which joins Stamford New Road, one of the main thoroughfares through the Town Centre.

Altrincham interchange is less than a minutes' walk from the property, together with the Market Quarter and Stamford Quarter and all the town centre's amenities on its doorstep, including a plethora of high quality independent eateries and bars.

There are a number of multi-storey car parks in close proximity.

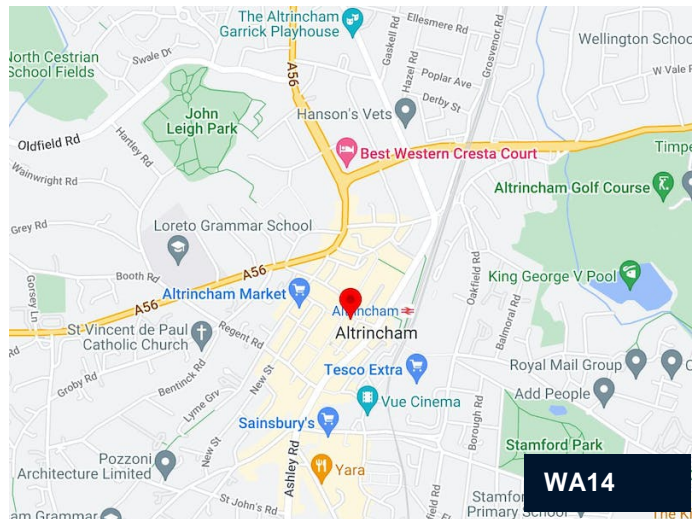
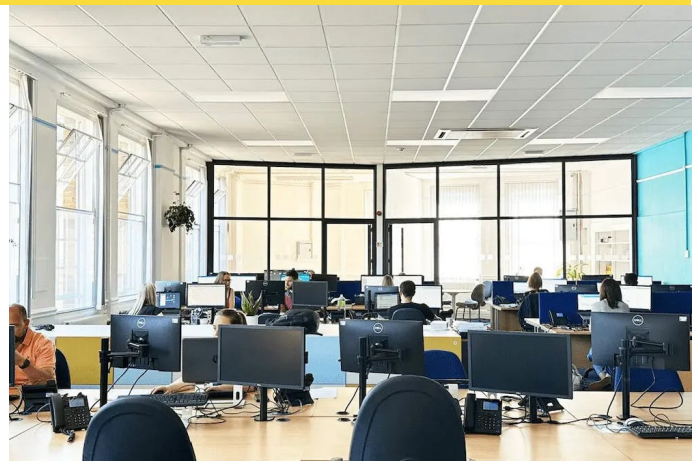
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Part Ground & 1st Floor	3,000	278.71	Available
<b>Total</b>	<b>3,000</b>	<b>278.71</b>	

## Business Rates

Rates payable: £7.49 per sq ft  
(based upon Rateable Value: £45,000)



## Contact

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