



To Let /
May Sell

High Quality Office Space (4,025 Sq Ft)

16 Edward Court, Altrincham Business Park, Altrincham, WA14 5GL





Key Points

- High quality modern office building
- Recently refurbished by the Landlord
- NIA: 4,025 sq ft (374.0 sq m)
- Sub-division on a floor by floor basis may be considered
- 14 allocated car parking spaces
- Passenger lift
- Established office park location
- Available To Let at £62,500 pa, exclusive
- Available For Sale at £725,00 plus VAT

Description

The subject property comprises a self-contained, two-storey office building, of cavity brick construction beneath a pitched slate covered roof.

The accommodation has recently been refurbished by the Landlord to provide high quality offices with carpet tile covered 150mm raised access floors, LED lighting and comfort cooling cassettes.

Internally the layout of the property provides open plan office accommodation with fitted kitchenettes at both ground and first floors along with WCs. There is a passenger lift and staircase that serves each level, accessed via the entrance lobby.

Externally, to the front of the property there is a brick paved parking area with 14 marked allocated parking spaces.

Location

The property is situated on Edward Court within Altrincham Business Park, a popular and modern office park within a larger mixed use area with numerous retail and leisure amenities within easy walking distance.

The property has excellent transport connections, situated just off the A56 which is the main arterial route into Manchester from Altrincham. Altrincham town centre is located c. 1.5 miles to the south-east whilst Manchester city centre is 7 miles to the north.

The M56 (J7) is located circa 2.5 miles to the south which provides access to the M6, M60 and wider motorway network.

The nearest bus stop is located within 250m on George Richards Way with a regular bus service from Altrincham interchange. Altrincham town centre also provides regular Tram and Train services.

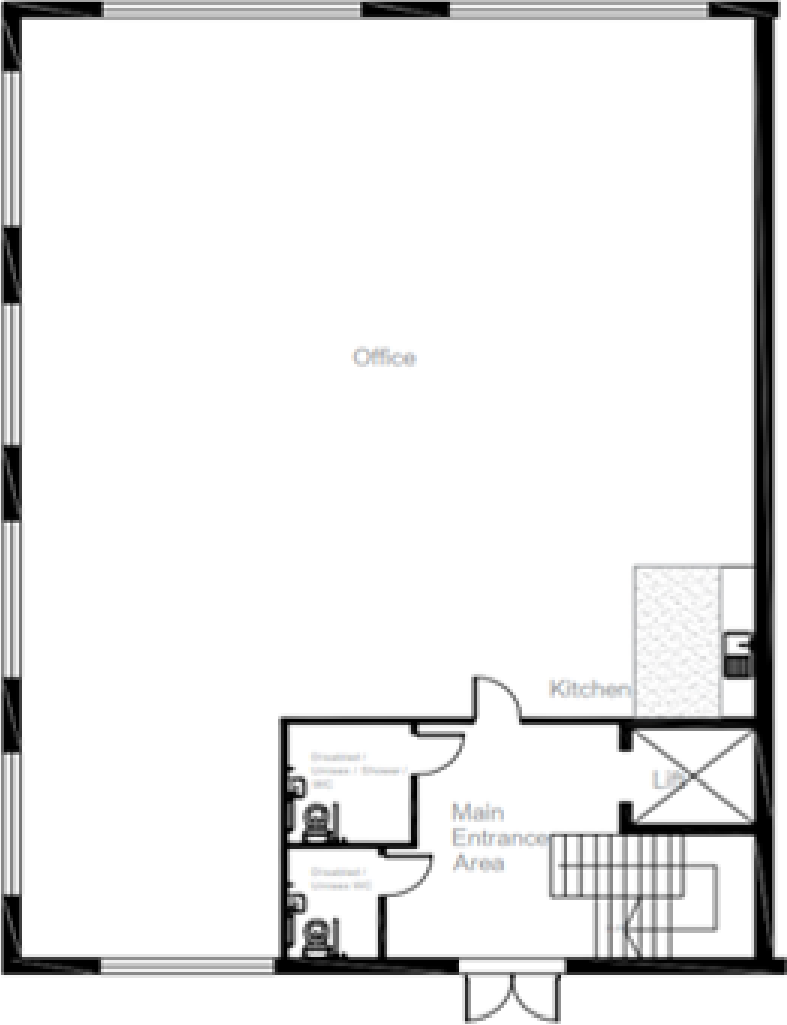
Accommodation

Below is a summary of the net internal floor areas derived from on-site measurements:

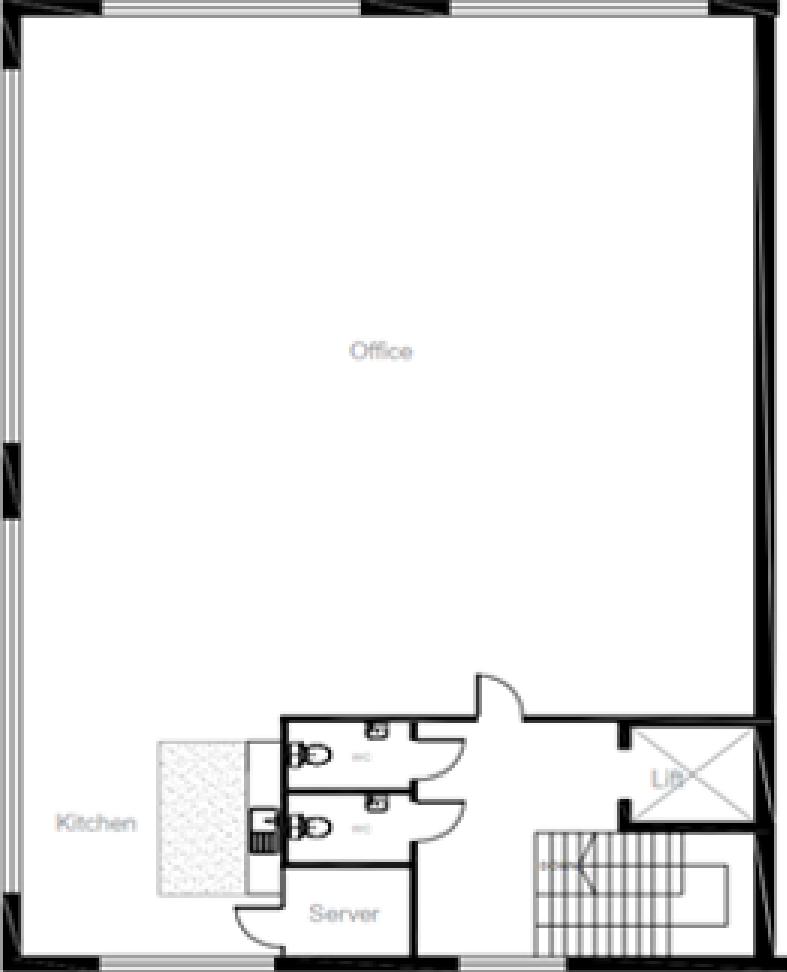
Description	Sq M	Sq Ft
Ground Floor		
Offices / Kitchenette	181.7	1,955
WC's	-	-
First Floor		
Offices / Kitchenette	192.3	2,070
WC's	-	-
Total	374.0	4,025



Floor Plans



Proposed Ground Floor Plan



Proposed First Floor Plan



EPC

Energy efficiency rating – 'C – 68'

Business Rates

Rateable Value: £50,500 (2023 Rating List)

Tenure

Held on a long leasehold basis under Land Registry Title MAN103416 for a term of 298 years from 12 October 2007 at a peppercorn rental, without review. Further details available upon request.

Sale

£725,000, subject to vacant possession

Rent

£62,500 per annum, exclusive of utilities, rates, service charge and insurance. VAT applicable at prevailing rate.

Lease to be drafted on full repairing and insuring (FRI) terms for a period of years to be agreed.

Deposit

The in-going tenant will be required to pay a deposit prior to taking occupation of the premises.

Deposit amount subject to review of company accounts.

VAT

We understand the property is elected for VAT, which will be charged at the prevailing rate.



Further Information

Adam Marshall

0161 259 7027 | adam.marshall@sw.co.uk

David Murray

0161 259 7043 | david.murray@sw.co.uk

Sanderson Weatherall LLP

The Chancery, 58 Spring Gardens,
Manchester, M2 1EW



**Sanderson
Weatherall**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770. Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL. October 2023