

56 London Road, Alderley Edge, Cheshire, SK9 7DZ



“ Situated in a prominent position on London Road in the centre of Alderley Edge. ”

**TO LET**  
**FIRST & SECOND FLOOR**  
**OFFICE PREMISES**  
**1,062 – 1,322 SQ FT**

**01625 800066**

**LOCATION**

The premises are prominently located on the junction of George Street and London Road in the centre of the affluent village of Alderley Edge. The village boasts a range of amenities including cafes, restaurants and convenience stores. Notable occupiers in the town include; **San Carlo, Gusto Restaurant, Costa Coffee, Café Nero and Waitrose.**

The village is well served by public transport, with Alderley Edge Train station offering services to local regional towns, Manchester City Centre and London Euston.

**DESCRIPTION**

Located on the upper floors of the property, the office suites comprise of a combination of open plan office space, private office areas and a large boardroom.

The office suites benefit from air conditioning, a fully fitted kitchen and designated WC's.

**AVAILABILITY**

First Floor: 1,322 Sq Ft  
Second Floor: 1,062 Sq Ft

**RENTAL**

First Floor: £25,000 per annum\*.  
Second Floor: £20,000 per annum\*  
\*including parking spaces.

**CAR PARKING**

3 car parking spaces are available with each floor, located to the rear of the property.

**BUSINESS RATES**

First Floor Rateable Value: £18,750  
Second Floor Rateable Value: £12,750

**VAT**

Payable where applicable.

**SERVICE CHARGE**

The tenant to be responsible for the payment of a service charge to cover the cost of repair and maintenance of the building.

**CLEANING**

The common areas are cleaned once a week. The proportionate charge to the first and second floor.

**INSURANCE**

The tenant is to be responsible for the payment of the landlords building insurance costs. This charge is currently split between the four tenants in the building. The proportionate cost will be circa £TBC pa.

**SERVICES**

Electricity and water are connected to the demise, there is no gas connection.

**LEGAL COSTS**

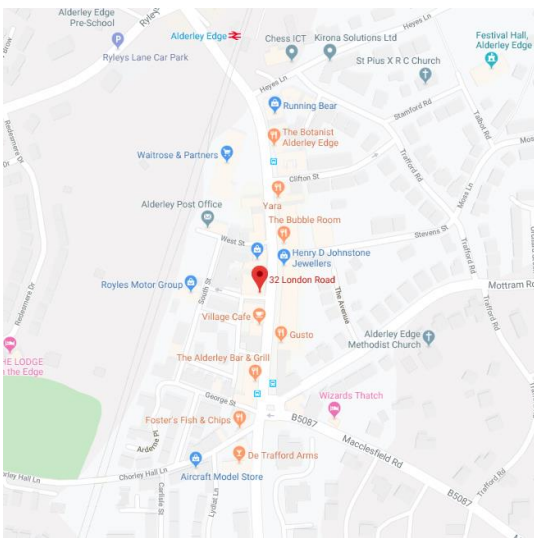
Each party to be responsible for their own legal costs in this transaction.

**VIEWINGS**

Strictly by appointment with Sillitoe on **01625 800066**  
Simon Gardner at [sg@willsill.co.uk](mailto:sg@willsill.co.uk)



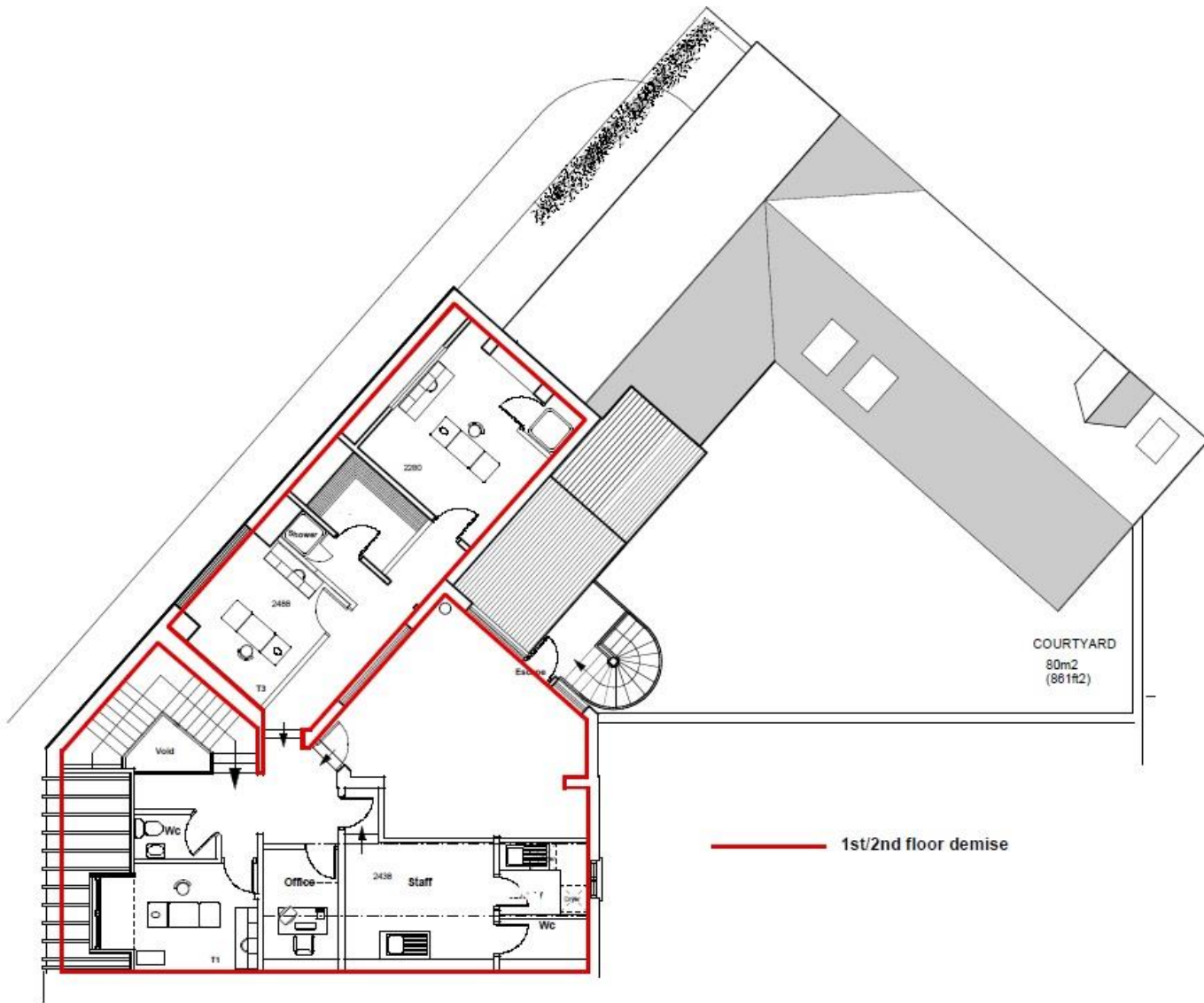
**Subject to contract  
April 2024**



**Important Notice**

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**PROPOSED SECOND FLOOR**  
Scale 1:100

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