



## Bridge House

2 Heyes Lane, Alderley Edge, SK9 7JY

**Individual office suites in the heart of Alderley Edge Village.**

**217 sq ft**  
(20.16 sq m)

- Self-contained
- Suites from 150 sq ft
- 1GB Superfast Broadband capable with network cabling throughout
- All Inclusive Rents
- Central Village Location
- W/C and Shower Facilities
- Kitchen

# Bridge House, 2 Heyes Lane, Alderley Edge, SK9 7JY

## Summary

<b>Available Size</b>	217 sq ft
<b>Rent</b>	£550 - £750 per month Inclusive of all occupational cost except for business rates.
<b>Rates Payable</b>	£6.30 per sq ft The premises qualifies for 100% small business rates relief.
<b>Rateable Value</b>	£9,900
<b>VAT</b>	All prices are net off, but may be subject to VAT at the prevailing rate.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (76)

## Description

The property comprises an attractive, traditionally built end of terrace office providing individual office suites on the first and second floors. The offices benefit from their own self contained entrance. There are three offices and toilets on the first floor, with an office, shared kitchen and WC on the 2nd floor. The property also benefits from having shower facilities. There are toilets on each floor. The property has gas central heating and the office areas benefit from spot lights and are fully carpeted. It should also be noted that the building is fully networked, but it will be necessary for incoming tenants to carry out minimal ICT installations.

## Location

The premises are located on Heyes Lane off the A34, London Road, being the main route through Alderley Edge. Alderley Edge is located half a mile South of Wilmslow, 5 miles from Macclesfield and Wilmslow (3 miles) and 20 miles South of Manchester City Centre. The town is well located, with direct access to the M60 via the A34 which is less than a mile away from the property. Alderley Edge is also served by a national railway station, which is located approximately a 1 minute walk from the property. There are regular services to Manchester (30 minutes), Crewe (22 minutes) and London Euston (128 minutes). Manchester Airport lies 5 miles North East of Alderley Edge.

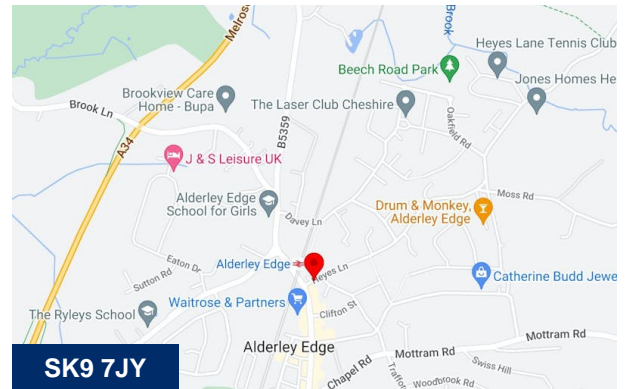
Hayes lane is located at the junction of London Road, which provides an abundance of amenity for both during and after the working day. Wienholts bakery, Waitrose, Tesco, Murray's sandwich shop, Café Nero, Costa Coffee, The Village Cafe and Nar Café all within a 2 minute walk. Alderley Edge is also blessed with a number of bars and restaurants for lunchtime and after work including San Carlo, Yara, Victors and Gusto.

## Terms

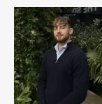
The suites are available on a minimum term of 12 months.

## Viewings

Strictly by appointment with sole agents Hallams Property Consultants



## Viewing & Further Information



**Ed Hobson**

07775 871157

ehobson@hallams.com



**Anthony Howcroft**

01625 262222

ahowcroft@hallams.com





