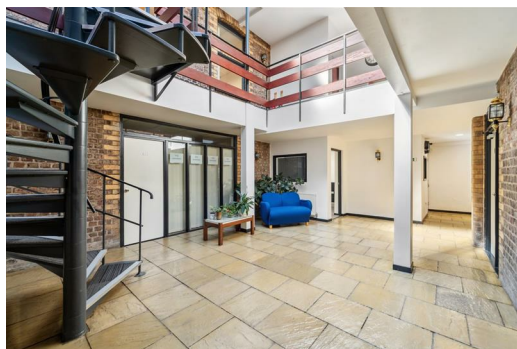
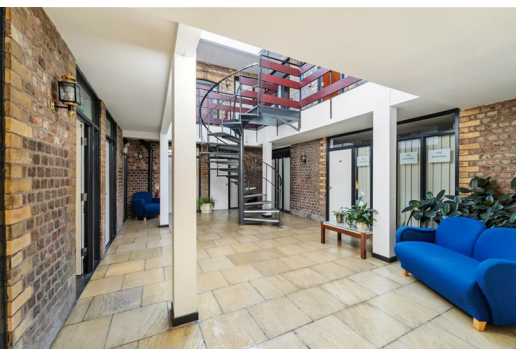




ASHWORTH HOLME
Sales · Lettings · Property Management



OFFICE 13-14 THE DOWNS, WA14 2QD
£1,100 PER CALENDAR MONTH



DESCRIPTION

****SAME DAY VIEWINGS AVAILABLE & PARKING INCLUDED**** A SPACIOUS & WELL PRESENTED SIX PERSON FIRST FLOOR OFFICE WITH ALL BILLS INCLUDED & BUSINESS RATES EXEMPT.

A smart and well-presented six-person office, ideally located in the heart of Altrincham Town Centre within the prestigious Downs Court Business Centre. Situated on the first floor with access to excellent communal facilities including a board room, kitchen etc.

This fully serviced office building offers a STAFFED RECEPTION (9am-5pm), a boardroom, kitchen facilities, and well-maintained communal areas.

The rent includes all utility bills—central heating, electricity, water—plus weekly cleaning of communal spaces. Additionally, this office is EXEMPT FROM BUSINESS RATES, making it a cost-effective and attractive option in a prime South Manchester location.

Minimum 12-month lease agreement

Deposit equal to one month's rent

1 Parking space included

CALL TO ARRANGE YOUR VIEWING TODAY.

KEY FEATURES

- First Floor Office WITH PARKING
- All Bills Included – Heating, electricity, water & cleaning
- Same day viewings available
- Staffed reception 9am-5pm (Monday-Friday)
- Fully Serviced – Reception, boardroom, kitchen & communal areas
- Business Rates Exempt – No extra costs
- Flexible Terms – 12-month lease, 1-month deposit
- One parking space included







ASHWORTH HOLME

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WWW.ASHWORTHHOLME.CO.UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

