

TO LET

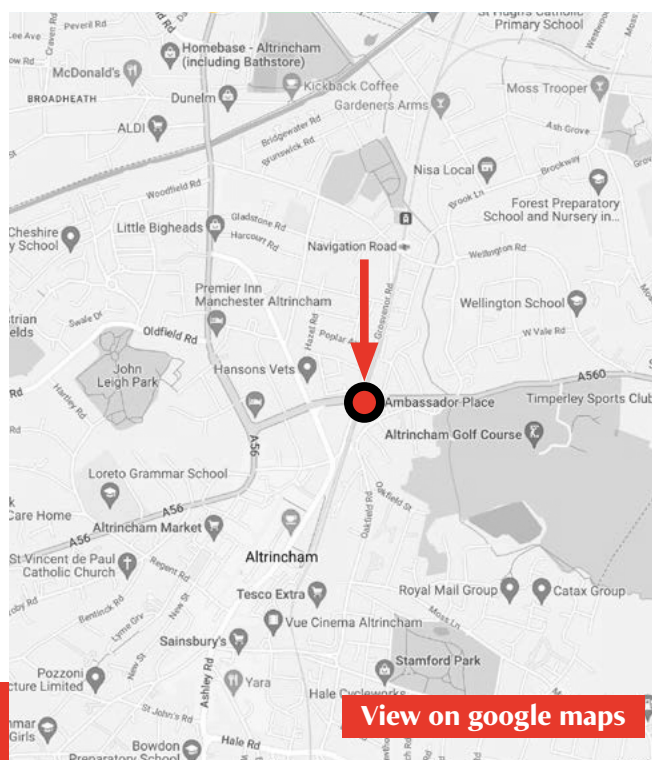
Refurbished Office Located in Altrincham



6 Ambassador Place, Altrincham, WA15 8DB

The property is situated within this prominent office development fronting Stockport Road (A560) close to Altrincham Town Centre and only a five minute walk to Altrincham Train and Metrolink Station and a seven minute walk to Altrincham's bustling Market Quarter. The property is situated approximately 4 miles north west of Junction 5 of the M56.

- **Within five minutes' walk of the Town Centre**
- **On-Site Security**
- **Excellent Parking Ratio (1:213 sq ft)**
- **1,319 sq ft (122.5 sq m)**



[View on google maps](#)

Enquiries. Viewings by appointment
with Regional Property Solutions:

0161 927 7824

Enquire Now

RPS Regional
Property
Solutions

6 Ambassador Place, Altrincham, WA15 8DB

Description

- Upgraded office
- Double glazing
- Gas central heating
- On-site security
- Excellent parking ratio (1:213 sq ft)
- Raised floors

Floor Areas

We have been provided with the NIA floor areas

Accommodation	Size (sq ft)
First Floor	1,319

Lease

The suite is available by way of a new lease for a term to be agreed.

Rent

£16.00 per sq ft

Service Charge

The ingoing tenant will be directly responsible for the proportionate payment towards the service charge.

Rates Payable

The ingoing tenant will be directly responsible for the payment of non-domestic business rates for the premises. The RV is £13,250

VAT

All outgoings are subject to VAT.

EPC

Available upon request.



Date revised: September 2023

Disclaimer: Regional Property Solutions Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Regional Property Solutions Ltd or the Vendors or Lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Regional Property Solutions Ltd Cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. iii) No employee of Regional Property Solutions Ltd has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/pr rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice; v) Regional Property Solutions Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.