

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**UNIT 3 CRAVEN COURT, OFF ATLANTIC STREET,
ALTRINCHAM WA14 5DY**

TO LET - £20,000 P.A. PLUS VAT



**TWO STOREY OFFICE BUILDING.
OFFERING APPROXIMATELY 140.7 SQ.M (1,515 SQ.FT.)
COMPRISING OF PREDOMINANTLY OPEN PLAN OFFICES,
WITH KITCHEN, WC'S AND
AMPLE CAR PARKING SPACES TO THE FRONT
OF THE BUILDING.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

DESCRIPTION

A two-storey mid-terraced office building located just off Atlantic Street and situated on the edge of Altrincham town centre and within walking distance of the metro link/railway station. Junctions 6 & 7 of the M56 motorway and Manchester airport being just a short drive away.

The well-presented accommodation is split over two floors and comprises of:

GROUND FLOOR

ENTRANCE HALL

OFFICE 1

OPEN PLAN OFFICE 2

KITCHEN

WC'S

FIRST FLOOR

OFFICE 3

STOREROOM

OFFICE 4

PARKING

To the front of the building there are tarmacked car parking spaces.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £**TBC** p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

Current Rating D

The full EPC can be made available to interested parties.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is D.

