

First & Second Floors 7-8 Goose Green.



To Let

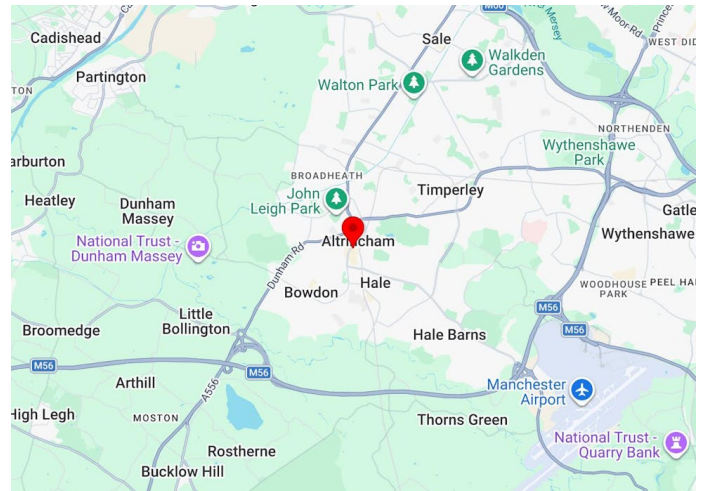
1,500 sq ft
(139.35 sq m)

£22,500 per annum

First and second floor commercial
unit within an idyllic,
well-established courtyard setting

- Self-contained
- White-boxed
- Suitable for a variety of class E uses
- Pedestrian area

First & Second Floors 7-8 Goose Green.



Summary

Available Size	1,500 sq ft / 139.35 sq m
Rent	£22,500 per annum
EPC	Upon enquiry

Description

Altrincham is located approximately 10 miles south of Manchester City Centre, with the Metrolink, train, and bus station all within walking distance, providing excellent transport links across Greater Manchester. Junction 7 of the M56 and Manchester Airport are both approximately 3 miles away.

Situated within the popular Goose Green development, the property is surrounded by cafés, bars, restaurants, and a variety of national retailers including M&S, Tesco, Starbucks, Café Nero, Sainsbury's, and Nando's. The nearby Market Quarter and Market House offer an excellent selection of independent shops and eateries, while convenient parking is available at Goose Green Car Park, Stamford Quarter, and Regent Road.

The property provides open-plan accommodation across the first and second floors, presented in a white-box specification. WCs and a fitted tea point are located on the second floor, providing a ready-to-fit workspace suitable for a range of occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - First Floor	1,026	95.32	Available
Unit - Second Floor	474	44.04	Available
Total	1,500	139.36	

Lease

The premises are offered by way of a new internal repairing and insuring lease for a term of years to be negotiated.

Rates

The ingoing tenant will be directly responsible for the payment of non-domestic business rates for the premises. RV is being re-assessed.

Utilities

The property benefits from mains Water and Electricity.

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

All enquiries

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