

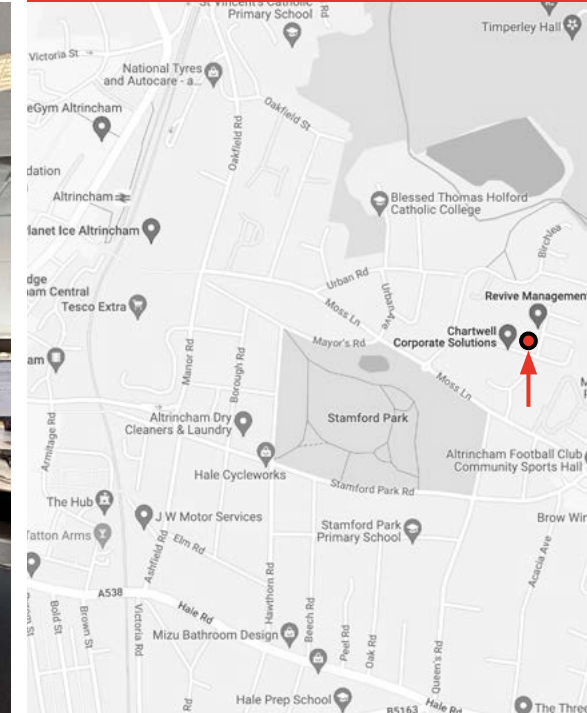
TO LET

High Quality Office Suite

ENQUIRIES

Viewings by appointment with
Regional Property Solutions

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www.r-p-s.co.uk



Lindley Court, Scott Drive, Altrincham, WA4 4BS

3,000 sq ft (278m²)

- High Spec Office Suite
- 12 Dedicated Car Spaces
- 10 minute walk to Altrincham Town Centre

LOCATION

The premises are situated along one of Altrincham's primary thoroughfares and a short walking distance to Altrincham Town Centre. Tesco Extra and Sainsbury's are nearby, together with local shops and a Stamford Park.

Junctions 6 and 7 of the M56 motorway are both approximately 5 minutes' drive time away, giving easy access to Manchester Airport. Altrincham's Metrolink and railway station is within easy walking distance.

RPS
Regional Property Solutions

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DESCRIPTION

Lindley House is one of 8 office buildings forming the Juniper Court high quality office park and comprises a two-story modern office building. The available suite is located on the first floor and benefits from a high specification and fit out including air conditioning. The configuration is mostly open plan with two glazed partitioned rooms. There is a separate kitchen and break out area. The WC and shower facilities are situated on first floor.

There are No.12 dedicated car spaces with the suite.

LEASE TERMS

We are offering a new lease for a term of years to be agreed.

RENTAL

The rent to be reserved under the lease shall be **£48,000 per annum**, exclusive of rates, outgoing and VAT but inclusive of car parking.

RATES & INSURANCE

Under the terms of the lease, the ingoing tenant will be responsible for the payment of non-domestic business rates for the premises and will reimburse the landlord the costs of insuring the premises.

SERVICE CHARGE

The tenant will be liable to pay a service charge to contribute towards to running and maintenance of the building and estate.

LEGAL COSTS

Each party responsible for their own legal costs incurred in the transaction.

VAT

All prices, rentals and outgoing are quoted exclusive of, however will be liable to VAT at the prevailing rate.

Date revised: March 2023

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