

To Let

1-5 the Downs.

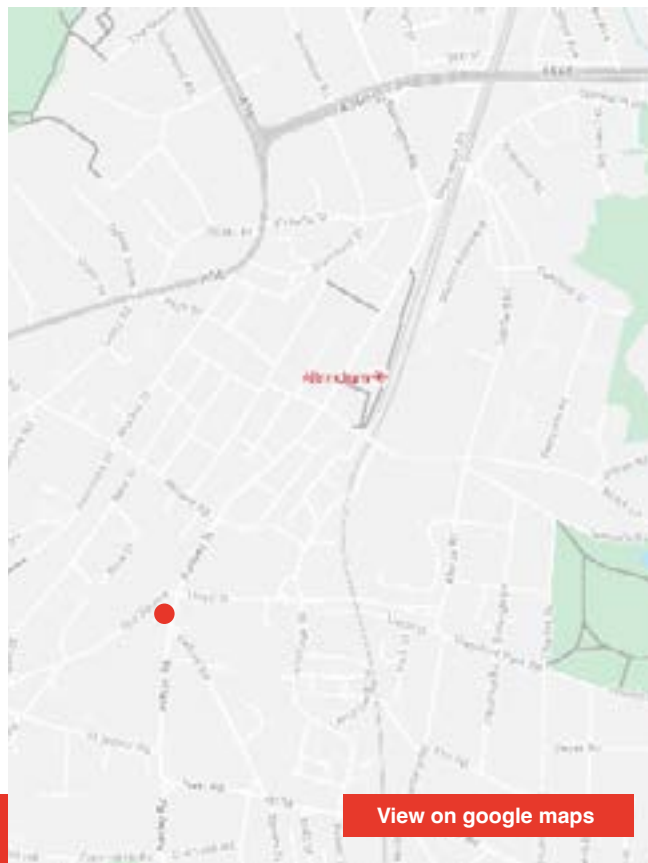
Altrincham, WA14 2QD



Town centre second floor office suite.

- From 464 sq ft
- Excellent location situated on the gateway to the town centre
- Recently refurbished to high spec
- Upgraded common areas
- Car parking available
- Zero rated*

The property is situated on a prominent gateway position to the town centre and is directly opposite one of the latest mixed-use developments. Nearby occupiers include Total Fitness, Sainsbury's, California Coffee & Wine and Travelodge.



[View on google maps](#)

Enquiries. Viewings by appointment
with Regional Property Solutions:

0161 927 7824

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RPS Regional
Property
Solutions

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Description

The suite is located on the second floor and benefits from double frontage along The Downs. The common areas including the WCs have also been upgraded. Car parking is available on land at Tipping Street (7 minute walk) at £600 pax per space.

Availability

The property has the following availability:

Accommodation	Size (sq ft)	PA
Second floor: Suite 2	667	£15,000
Second floor: Suite 3	511	£14,000
Third Floor	464	£10,000

Specification

- Air conditioning
- Full access raised floor
- LED lighting
- Kitchen / WC facilities
- 1 dedicated meeting room

Rent

From £10,000-£14,000 per annum, exclusive of business rates, service charges, outgoing and building insurance costs.

Lease

The property is offered by way of a new effective full repairing and

insuring lease for a term of years to be negotiated.

Rates & Insurance

The RV is £3,550 (third floor) / £6,500 (second floor) so zero rated should you be eligible for SBR.

Utilities

The tenant will be directly responsible for paying electricity, gas and water.

Service Charge

The tenant will be responsible to contribute towards the service charge.

Rates

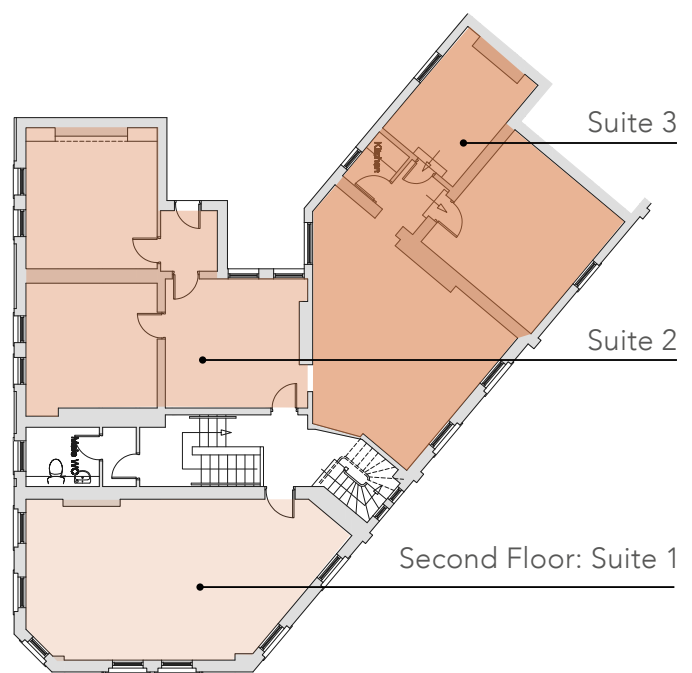
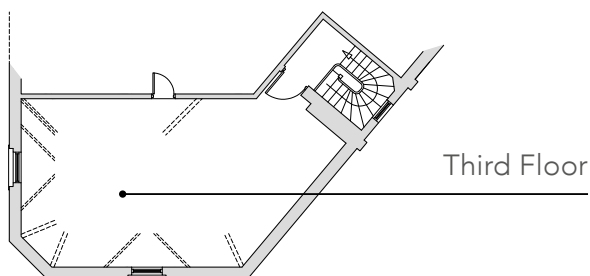
Under the terms of the lease, the tenant is responsible for the payment of rates and all outgoing. The landlord will insure the premises but will recover the proportionate cost of the building insurance from the tenant.

Legal Costs

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

VAT

Rentals are exclusive of VAT. The property and landlord is VAT registered.



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Date revised: September 2026

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