

1-5 The Downs.

Altrincham, WA14 2QD



To Let

511 to 667 sq ft
(47.47 to 61.97 sq m)

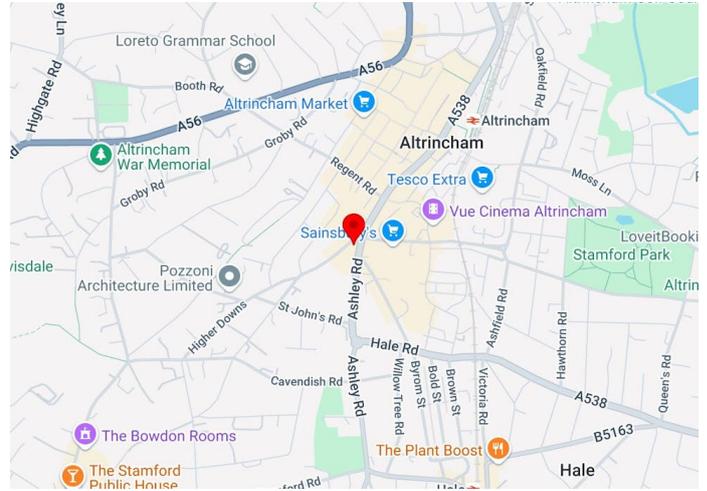
£10,000 - £14,000 per annum

Town centre modern office suites

- Excellent location situated on the gateway to the town centre
- Recently refurbished to high specification
- Air conditioning
- Full access raised floor
- LED lighting
- Kitchen / WC facilities
- Altrincham Interchange is a 5-minute walk

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Summary

Available Size	511 to 667 sq ft / 47.47 to 61.97 sq m
Rent	£10,000 - £14,000 per annum
Service Charge	The tenant will be responsible to contribute towards the service charge.
EPC	Upon enquiry

Description

1-5 The Downs offers modern office suites over five levels. The common areas have recently been refurbished, and the WCs have also been upgraded. The available suites are located on the upper floors.

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 to name a few.

Accommodation

Name	sq ft	sq m	Availability
3rd	464	43.11	Under Offer
2nd - Suite 3	511	47.47	Available
2nd - Suite 2	667	61.97	Available
Total	1,642	152.55	

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

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

Second Floor: Suite 2 RV - £7,600

Second Floor: Suite 3 RV - £5,900

Zero-rated if you are eligible for SBR.

Utilities

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

VAT

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

All enquiries

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