

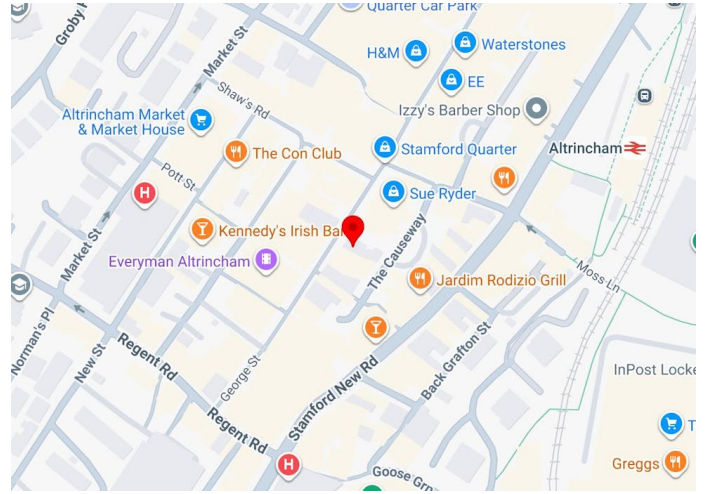


To Let

1,544 sq ft
(143.44 sq m)

A unique opportunity to lease this thoughtfully curated, self-contained office building in the heart of Altrincham

- Perfect for showroom/creative occupiers
- Contemporary lighting
- Air-conditioned
- Full-height tanked basement storage with safe store
- Premium fixtures and fittings throughout
- Showering facilities
- 3 car parking spaces with EV charger



Summary

Available Size	1,544 sq ft / 143.44 sq m
Rent	Rent on application
EPC	Upon enquiry

Description

Borough House is an office building located on The Causeway in the heart of Altrincham, a highly affluent commuter town strategically located 8 miles south of Manchester city centre. Altrincham has excellent communication links, being located 3 miles (5km) south of Junction 7 of the M60 Orbital and 3 miles (5 km) east of Junction 3 of the M56, which in turn provides access to the M6 and wider motorway network. The A56 provides direct access from Altrincham to Manchester city centre to the north and the motorway to the south.

The town also benefits from strong public transport links, with Rail, Metrolink and Bus services provided via Altrincham Interchange. The property is situated within a 2-minute walk to the Interchange, providing unrivalled connectivity.

This impressive office building features a self-contained entrance and encompasses four floors. Meticulous restoration has preserved its historic charm while providing contemporary work space across three levels, plus a full height tanked basement with security room which is perfect for storage. The property includes CCTV cameras which are monitored.

Enjoy high-spec fixtures throughout, such as air conditioning, cast-iron radiators, designer lighting and sockets/switches, plus expansive views of Shaw's Road, and stylish kitchen amenities including both a fully-fitted integrated kitchen with dining and kitchenette/bar area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Basement	347	32.24	Available
Unit - Ground Floor	90	8.36	Available
Unit - First Floor	493	45.80	Available
Unit - Second Floor	614	57.04	Available
Total	1,544	143.44	

Rent

The commencing rent under the lease will be £47,000 per annum exclusive.

Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be negotiated.

Utilities

The tenant will be directly responsible for all utilities, notably electricity, gas and water.

Business Rates

This property is split into six separate assessments which totals £15,130.

All enquiries

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