



TO LET

**Denzell House,
Dunham Road,
Bowdon,
Altrincham
WA15 4QE**



Character office suites of varying sizes set within mature grounds with parking and communal conference facility

- Various Suites Available
- Newly refurbished
- Period building with a wealth of original features
- Car parking spaces included as well as free on street parking
- Communal conference facility *
- Carpeted and ceilings incorporating LED lighting.
- Male & Female Wc's & Kitchen facilities.
- Adjacent to The Devisdale.

*additional costs apply

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

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Bowdon,
Altrincham
WA15 4QE**

LOCATION

Accessed directly off Dunham Road (A56), the property lies in Bowdon just outside Altrincham town centre to the south of Manchester, 1.5 miles from junction 7&8 of the M56, which leads to the regional and national motorway network.

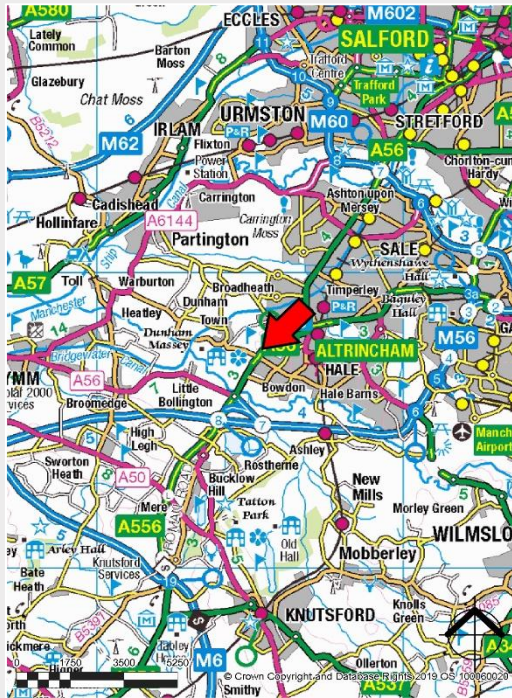
Dunham Road is one of the conurbation's principal arterial routes from the south, providing direct access into Altrincham and Sale through to Manchester city centre. Manchester Airport is only 10 minutes drive away.

DESCRIPTION

The property is approached via a sweeping driveway and is set within 9 acres (3.64 hectares) of landscaped parkland, providing a tranquil setting and working environment

Denzell House is arranged over basement, ground, first and part second floor. The accommodation is configured to provide a number of large individual and communal offices, meeting rooms and board rooms with WC and kitchen facilities. The accommodation is centrally heated and benefits from under floor trunking.

There is a communal conference facility to the ground floor which is available to rent on a daily basis and overlooks the mature grounds. There is an enclosed car park which can accommodate 54 cars.



ACCOMMODATION

The accommodation provides the following areas although these can be combined or let individually. Please see attached current availability schedule.

EPC

Available upon request.

VAT

VAT will be charged on all outgoing at the prevailing rate.

TERMS.

Our clients are seeking to rent the accommodation on lease terms to be agreed and will consider lease terms from 12 months .

RENT

As per attached table.

SERVICE CHARGE

A service charge is levied to cover the costs of the upkeep, maintenance and utility costs of the property as per the attached table

VIEWING

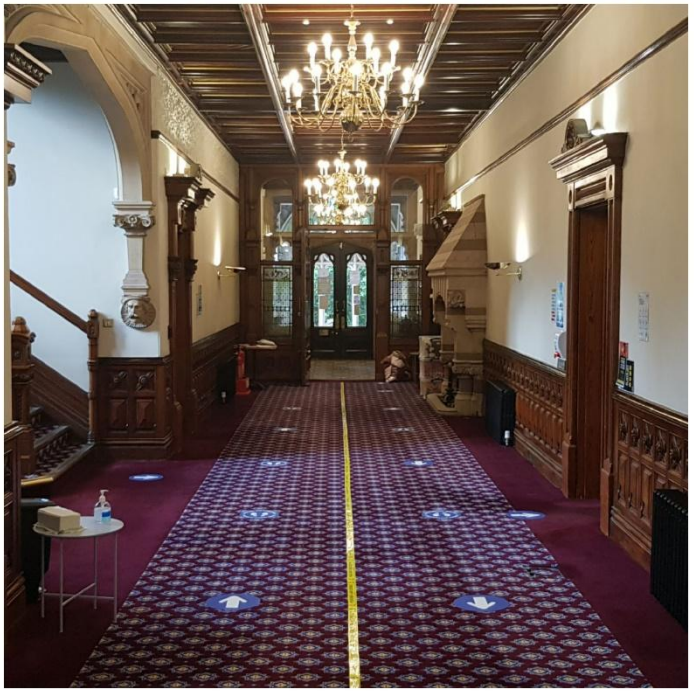
Via the sole agents TFC on 0161 234 0777



Disclaimer: TFC (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TFC or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TFC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item; iii) no employee of TFC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TFC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Suite No & Floor		Size Sq ft	Rent Pax		Service Charge Appro (inc heating)		Status
Ground							
Aesop 2		230		£4,000		£1,757	Available

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