

To Let

Poplar House.

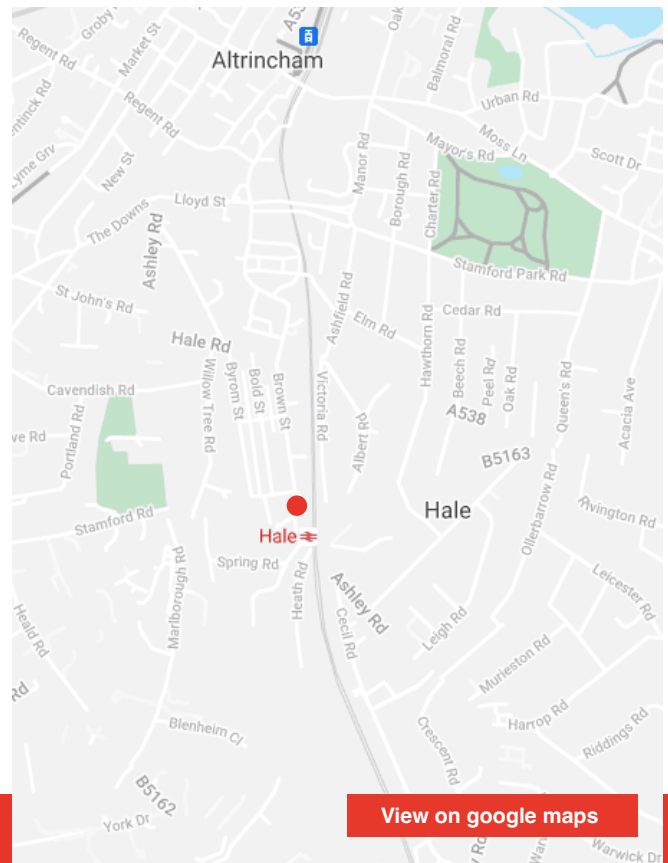
126a Ashley Road, Hale Village



All-inclusive office space Suites from 2-8 people.

- Recently refurbished
- 24/7 access
- Fibre internet included
- High Spec
- On-site car parking space

Hale is one of South Manchester's most sought after locations for both commercial and residential accommodation. Hale village offers a wide variety of boutique retail and leisure facilities. Junction 6 of the M56 motorway is less than a 5 minute drive away and in turn provides direct access to the M60 and the North West's comprehensive motorway network. Hale railway station provides direct access to Altrincham where the Metrolink and bus services run regular to Greater Manchester destinations.



Enquiries. Viewings by appointment
with Regional Property Solutions:

0161 927 7824

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RPS Regional
Property
Solutions

Poplar House.

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Description

The upper floor accommodation has been comprehensively upgraded to provide bespoke managed office suites all benefiting from a high specification throughout.

Availability

The property has the following availability:

Accommodation	Size (sq ft)	Desks	PCM
Suite 1: Ground floor	231	5	£965
Suite 2: Ground floor	276	6	£1,150
Suite 3: Ground floor	193	4	£800
Suite 4: First floor	401	8	£1,670
Suite 5: First floor	377	7	£1,570
Suite 6: First floor	258	5	£1,075
Suite 7: First floor	153	3	£640
Suite 8: First floor	154	3	£640
Suite 9: Second floor	211	4	£880

Specification

- Full Data & Phone Capabilities
- Fibre Broadband
- Shared WC Facilities
- Fully Fitted Kitchen
- 24/7 Access
- Contemporary Fixtures Throughout
- Fully Alarmed with Electric Roller Shutters
- Intercom Access
- Shower
- 1 Car Space per Suite (excluding Suites 7&8)
- Executive 8 Seater Boardroom

Each car parking space, if required, is charged at £750pax.

All-Inclusive Rent

What is included:

- Rent
- Service Charge
- Fibre Broadband – 100mgb Dedicated Pipe
- Communication Room
- Utilities
- Building Insurance
- Weekly Cleaning
- Boardroom Facilities for 12 people
- Break Out / Dining Facilities
- Furnished / Unfurnished to Suit

Lease

The premises are offered by way of a new “short form” lease. The landlord is seeking a minimum term of twelve months. A two month rental deposit will be required.

Legal Costs

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

VAT

Prices are quoted exclusive of, but are liable for VAT.

EPC

Available upon request.

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Suite 1



Suite 2

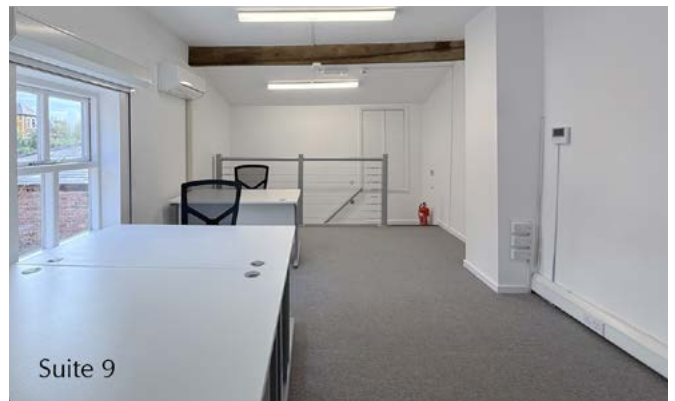
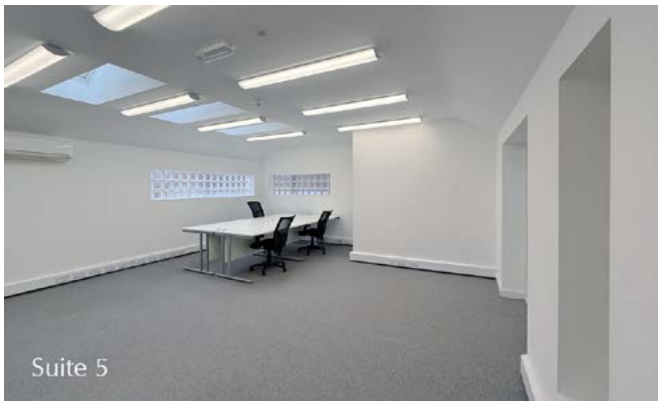


Suite 3



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Date revised: October 2025

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