



Alderley Chambers

12 London Road, Alderley Edge, SK9 7JS

Office To Let in the heart of Alderley Edge

305 sq ft
(28.34 sq m)

- Final Suite Remaining
- All Inclusive Rent
- Centre of Alderley Edge
- Next to Train Station and Excellent Road Links
- 24-Hour Access
- Kitchenette
- W/C's

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Summary

Available Size	305 sq ft
Rent	£825 per month Rent is on an all-inclusive basis but exclusive of business rates.
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Each party is to be responsible for their own legal costs
EPC Rating	Upon enquiry

Description

The property comprises an attractive, traditionally built terraced office building providing cellular office space on the first and second floors. There are separate WCs on each floor. The property has gas central heating and the office areas benefit from strip lighting. It should also be noted that the building is fully networked, but it will be necessary for ingoing tenants to carry out minimal ICT installations.

Coming Soon is Suite 1 - 305 sq ft on the first floor. The premises are ideally suited to someone wanting office accommodation in the heart of Alderley Edge.

Accommodation

Name	sq ft	sq m	Availability
1st - Suite 1	305	28.34	Coming Soon
1st - Suite 2	180	16.72	Let
1st - Suite 3	135	12.54	Let
2nd - Suite 4	335	31.12	Let
Total	955	88.72	

Location

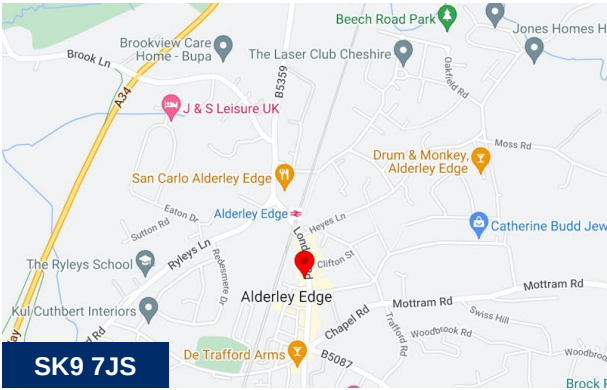
The premises are located London Road, being the main route through Alderley Edge. Alderley Edge is located half a mile South of Wilmslow, 5 miles from Macclesfield and Wilmslow (3 miles) and 20 miles South of Manchester City Centre. The town is well located, with direct access to the M60 via the A34 which is less than a mile away from the property. Alderley Edge is also served by a national railway station, which is located approximately a 1 minute walk from the property . There are regular services to Manchester (30 minutes), Crewe (22 minutes) and London Euston (128 minutes). Manchester Airport lies 5 miles North East of Alderley Edge. London Road provides an abundance of amenity for both during and after the working day. Wienholts bakery, Waitrose, Tesco, Murray's sandwich shop, Café Nero, Costa Coffee, The Village Cafe and Nar Café all within a 1 minute walk. Alderley Edge is also blessed with a number of bars and restaurants for lunchtime and after work including San Carlo, Yara, Victors and Gusto.

Viewings

Strictly by appointment with sole agents HALLAMS

Terms

The office suite is available by way of a new lease for a term of years to be negotiated.



Viewing & Further Information



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