



## To Let

1,584 to 4,498 sq ft  
(147.16 to 417.88 sq m)

£70,000 per annum

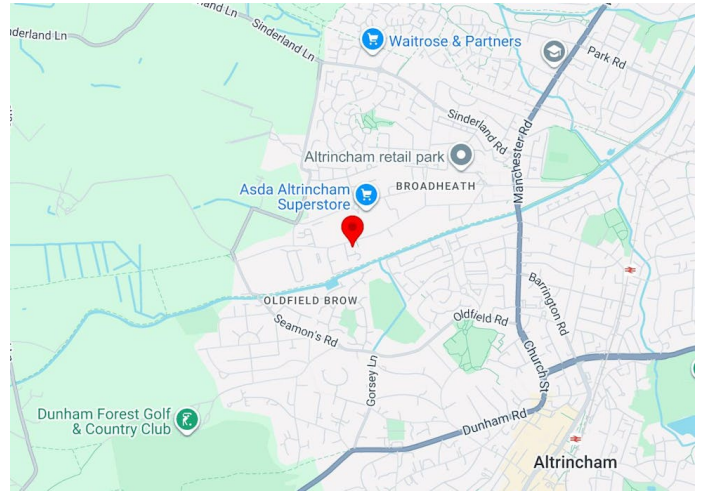
A modern self-contained office building fronting the busy Atlantic Street, Broadheath

- 37 on-site car spaces
- Opportunity to brand the building
- Roadside position
- Close to various amenities

# Farrow House.

77 Atlantic Street, Broadheath, Altrincham, WA14 5QQ

**RPS** Regional  
Property  
Solutions



## Summary

Available Size	1,584 to 4,498 sq ft / 147.16 to 417.88 sq m
Rent	£70,000 per annum
EPC	D

## Description

The property is prominently located on Atlantic Street, a well-established business district with excellent road connectivity. With direct access to the A56 and M56, it links seamlessly to Manchester Airport and the wider motorway network.

Altrincham Retail Park, nearby, offers extensive retail and leisure amenities, ensuring convenience for both employees and clients.

In addition, Navigation Road Metrolink provides rapid connections to Manchester city centre.

This combination of strong transport links makes it an ideal setting for modern businesses looking to thrive.

The property offers flexible self-contained office spaces on both the ground and first floors. With a blend of cellular and open-plan layouts, it caters to various business needs. Each level features convenient WCs and kitchenettes for convenience.

Additionally, central heating is throughout, and there is a rear external seating area for breaks or informal meetings.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,584	147.16	Available
1st - First Floor	2,914	270.72	Available
<b>Total</b>	<b>4,498</b>	<b>417.88</b>	

## Lease

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Business Rates

The property has a Rateable Value of £58,000.

## Service Charge

A service charge is required for common items and externals.

## Car Parking

There are 37 on site car spaces.

## All enquiries

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