

TO LET

All Inclusive

6 - 14 Person Office Space

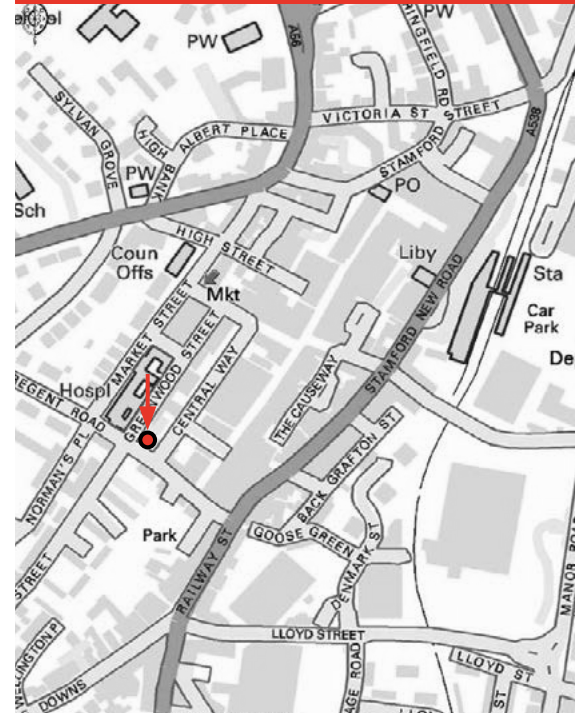
ENQUIRIES

Viewings by appointment with
Regional Property Solutions

0161 927 7824

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www.r-p-s.co.uk



26 Regent Road, Altrincham, WA14 1QS

- Excellent Location - Close to Market Quarter
- Town Centre
- All Inclusive Rents
- Fibre Broadband
- All Day Public Car Park Nearby
- Character Property
- Contemporary Office Space

LOCATION

This property is situated in the heart of the town centre and is a short distance to Altrincham Interchange and the Stamford Quarter where all the usual town centre amenities can be found. A number of restaurants and bars are on the doorstep and the popular Market House is within a two minute walk. Regent Road car park is situated opposite the property which is due to re-open Summer 2022.

RPS
Regional Property Solutions

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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

Accommodation	Size (sq ft)	Desks	PCM
Suite 1	152	4	£550
Suite 2	237	6	£850
Suite 3 (2nd Floor)	221	6	£770
Suite 4 (2nd Floor)	244	8	£990

SPECIFICATION

- Full Data & Phone Capabilities
- Infinity Broadband
- Individual Male and Female WC Facility
- Fully Fitted Kitchen
- 24/7 Access
- Contemporary Fixtures Throughout
- Intercom Access
- Fully Alarmed
- Furnished

ALL INCLUSIVE RENT

WHAT IS INCLUDED

- Rent
- Service Charge
- Fibre Broadband
- Communication Room
- Utilities
- Building Insurance
- Weekly Cleaning

Date revised: June 2024

LEASE

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

RATES

All the suites benefit from 100% rate relief, assuming the tenant is eligible under the current legislation.

USE

Class E office use.

LEGAL COSTS

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

VAT

Prices are quoted exclusive of, but are not liable for VAT. This could be subject to change.



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