



# TO LET

**St Baldreds Hall, 239 Ashley Road, Hale,  
Altrincham, WA15 9NE**



**High quality offices suites available separately or as a whole.**

- 1,100, 2,324 & 2,830 Sq ft ( 102,216 & 263, Sq m)
- Landmark building
- Extensive car parking spaces included (48)
- Comfort cooling/Air conditioning
- Raised floors
- Carpeted and suspended ceilings incorporating LED lighting throughout
- Male & Female Wc's & Kitchen facilities.

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



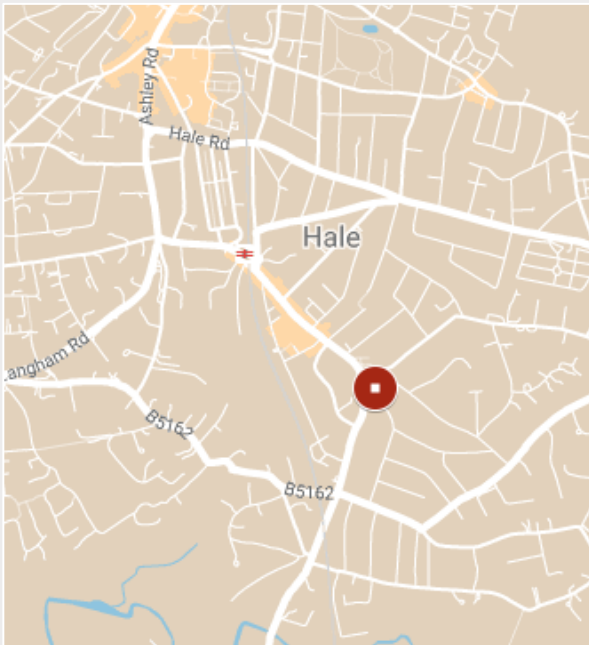
**Commercial Property**  
Advisers and Agents



**TO LET**

**0161 234 0777**

**St Baldreds Hall, 239 Ashley Road,  
Hale, Altrincham, WA15 9NE**



**LOCATION**

St. Baldred's Hall is a large, distinctive Victorian period building located 400 metres from the heart of Hale Village. The property is within a 5 minute walk of Hale Station and is within a five minute drive of the M56

**SPECIFICATION**

The property comprises two suites on the ground/lower ground and first floors of the building which could be made available separately or contiguous subject to individual occupier requirements. The suites are highly specified and provides the following specification : -

- Fully carpeted
- LED lighting
- Raised floors
- Partial air-conditioning/ comfort cooling
- Car parking for 48 cars
- Landscaped external areas

**ACCOMMODATION**

Measured on a net internal basis, the property provides the following area: -

	Sq ft	Sq M
Ground & Lower Ground	2,324	216
Ground	1,100	102
First	2,830	263
Total	6,254	581

There are 48 parking spaces available on a pro rata basis

**RATEABLE VALUE**

TBC

**EPC**

Available upon request.

**VAT**

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

**TERMS**

Our clients are seeking to lease the premises for a term of years to be agreed incorporating regular rent reviews.

**RENT**

£20 per sq ft excl.

**SERVICE CHARGE**

A service charge will be levied to cover the costs of the upkeep, maintenance and utility costs of the property, further information is available upon request.

**VIEWING**

Via the sole agents TFC on 0161 234 0777



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