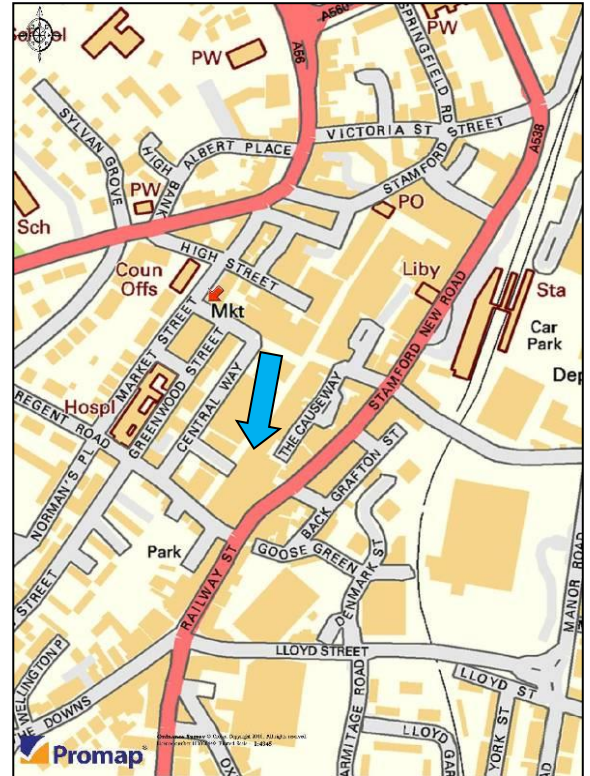


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# HIGH SPEC MANAGED OFFICE SPACE

**TO LET**  
**LAST SUITE!**  
**6 PERSON**



- **Excellent Location**
- **Town centre**
- **All inclusive rents**
- **Fibre broadband**
- **Close to Market House**
- **All day public car park opposite**
- **Client facing character property**
- **Refurbishment underway**
- **Ready for occupation March**

**26 REGENT ROAD  
ALTRINCHAM  
WA14 1QS**

**SOUTH MANCHESTER**



Commercial Property Consultancy, Disposals & Acquisitions

## LOCATION

This property is situated in the heart of the town centre and is strolling 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.

## DESCRIPTION

The upper floor accommodation is currently being transformed to create fully refurbished and bespoke managed office suites all benefiting from a high specification throughout. The property has the following availability:-

Accommodation	Size	No. of Desks	PCM Cost
Suite 1 (First Floor) - <b>LET</b>	152	4	
Suite 2 (First Floor) - <b>LET</b>	237	6	
Suite 3 (Second Floor)	221	6	£735
Suite 4 (Second Floor) - <b>LET</b>	244	8	

## 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

## WHAT IS INCLUDED

- Rent
- Business Rates
- Service Charge
- Infinity Broadband
- Communication Room
- Utilities
- Building Insurance
- Weekly cleaning

## 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.

## ALL INCLUSIVE RENT

As per the table of availability located above.

## USE

B1 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.

## VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

Date of publication February 2016

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