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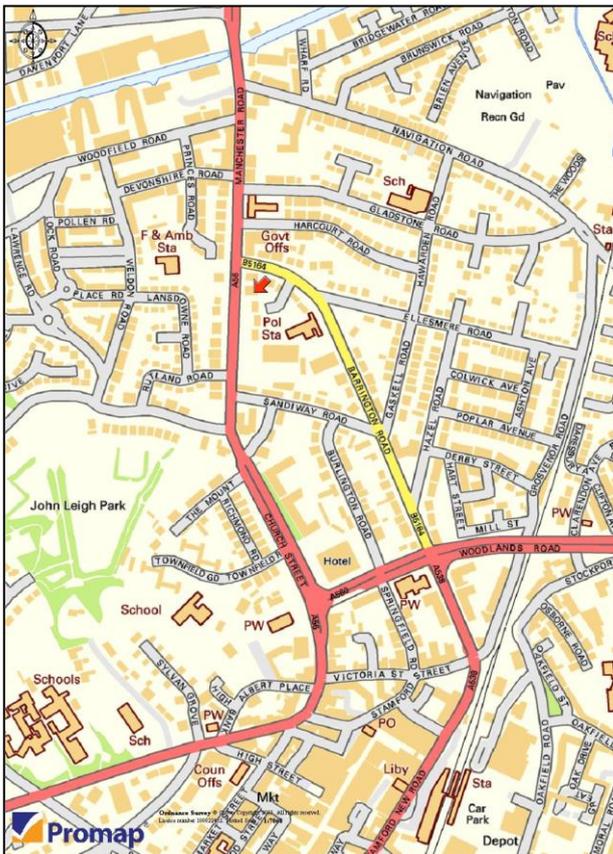


# TO LET

FIRST FLOOR OFFICE  
SUITE

WITH PARKING

**148 sq ft**  
(13.75 m<sup>2</sup>)



**LEWIS HOUSE, 56 MANCHESTER ROAD  
ALTRINCHAM,  
WA14 4PJ**

Consultant Surveyors  
Commercial Property Consultancy, Disposals, Acquisitions and Management

## **Location**

The property is situated centrally on Manchester Road, close to the junction of Barrington Road, and leads on to the main A56 which provides direct access to Manchester City centre.

Junctions 6 and 7 of the M56 motorway are both approximately 5 minutes' drive time away, giving easy access to Manchester Airport. Altrincham's Metrolink and railway station is within easy walking distance.

Manchester City Centre is some 8 miles to the north.

## **DESCRIPTION**

The suite is located on the First floor, which is accessed from a common entrance and staircase.

The accommodation provides the following specification:

- 24/7 access
- 1 car parking space
- Cat II Lighting
- Window blinds
- Data & Power points
- Shared kitchen
- Common WC facilities
- Meeting room / boardroom facilities

## **LEASE TERMS**

The suite is available on all inclusive rent at £300 per calendar month by way of a short term flexible lease based on a minimum period of twelve months.

A deposit equivalent to one months' rent will also be required.

## **LEGAL COSTS**

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

## **VAT**

Rentals and outgoings are quoted exclusive of, but may be liable for VAT.

September 2016