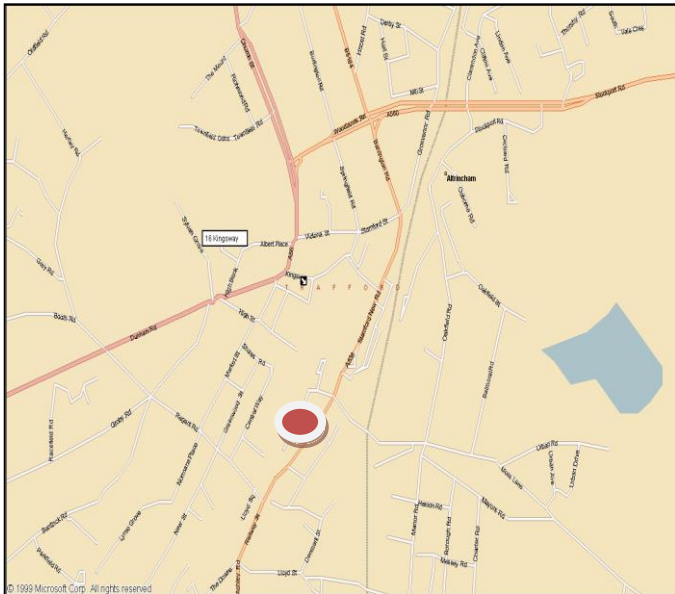


# TO LET

## GROUND FLOOR OFFICE SUITE

**137 sq ft**  
(13 m<sup>2</sup>)



**34 VICTORIA  
STREET,  
ALTRINCHAM,  
WA14 1PJ**

### Location

The property is situated centrally on Victoria Street, close to the junction of Church Street/Dunham Road, the main A56.

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.

Consultant Surveyors  
Commercial Property Consultancy, Disposals, Acquisitions and Management

## DESCRIPTION

The property forms a multi occupied office building with the available accommodation located on the **GROUND** floor, which is accessed from a common entrance.

The accommodation provides the following specification and has the following availability:

- New carpet tiles
- 24/7 access
- Perimeter trunking
- Cat II Lighting
- Window blinds
- Shared kitchen
- Common WC facilities
- Meeting room facilities

Suite 1	137 sq ft	£350PCM
Suite 2 - <b>Now Let</b>	184 sq ft	£395 PCM
Suite 3 - <b>No Let</b>	236 sq ft	£395PCM

## LEASE TERMS

Individual suites are available on all inclusive rental deals on short term flexible leases for a term to be agreed based on a minimum period of six months.

## 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 2013