

TO LET SELF-CONTAINED OFFICE: 4 BACK GRAFTON STREET ALTRINCHAM CHESHIRE WA14 1RD

TO LET

FANTASTIC SELF-CONTAINED OFFICE BUILDING

1,210 sq ft (112.4 Sqm)

**Roberts
VainWilshaw**

CHARTERED
SURVEYORS

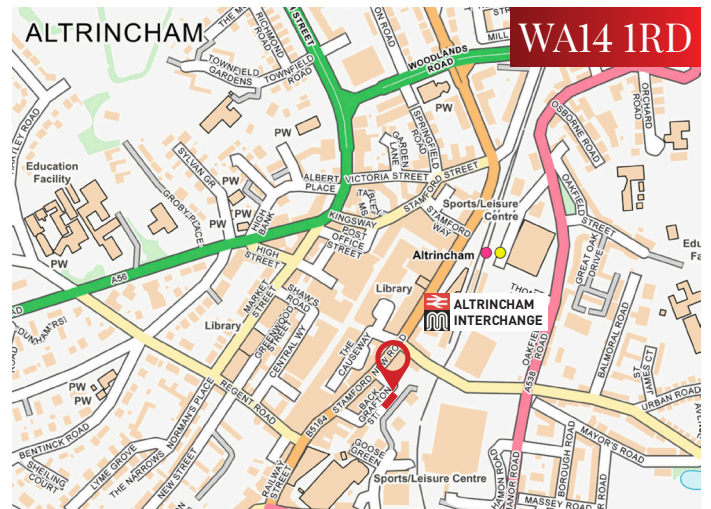
Key Benefits

- Self-contained offices
- Central Altrincham location
- Short walk to all amenities and public transport interchange

LOCATION

4 Back Grafton Street is located just off Goose Green within a 2 minute walk of the Stamford District(Altrincham Market etc), Altrincham's transport interchange(Bus and Metrolink) as well as plenty of town centre parking. There are endless options to meet occupier needs for amenities in the area with a wide choice of restaurants, gyms, coffee shops, supermarkets and high street retail to choose from – all within a 2 minute walk of the office.

Altrincham is now recognized as one of the best of the South Manchester suburban towns – both for its huge range of amenities and services but also its ease of access to both Manchester city centre and Manchester Airport by public transport(Metrolink or bus) or car.

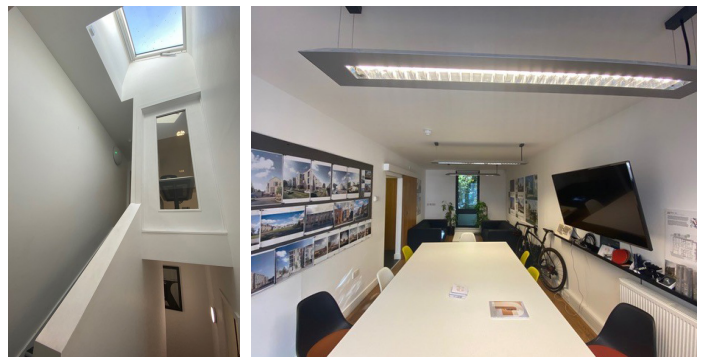
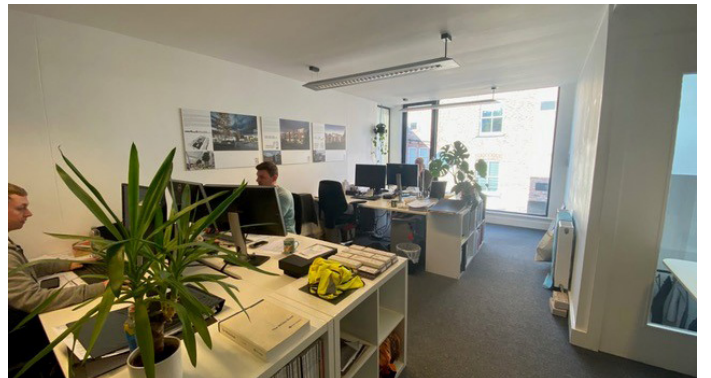


DESCRIPTION

- Self-contained office building with high levels of natural light
- Male and Female/DDA toilet.
- Shower/Wet room
- Galley Kitchen
- Meeting Room
- Open Plan Offices
- Feature LED lighting

ACCOMMODATION

Ground Floor	28 sqm	302 sqft
First Floor	40.3 sqm	434 sqft
Second Floor	44.1 sqm	475 sqft
Total	112.4 sqm	1,211 sqft



LEASE TERM

The property will be offered on the basis of a new F. R & I lease for a minimum of 5 years.

RENT

On Application.

EPC

A copy of the EPC will be available on request.

RATES

The Rateable Value for 2022 of £12,000 is below the SBRR threshold and therefore not liable for rates.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

VIEWING

By prior appointment through the agents:

Paul Mcleman

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07527 636 021

Jane Marshall

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