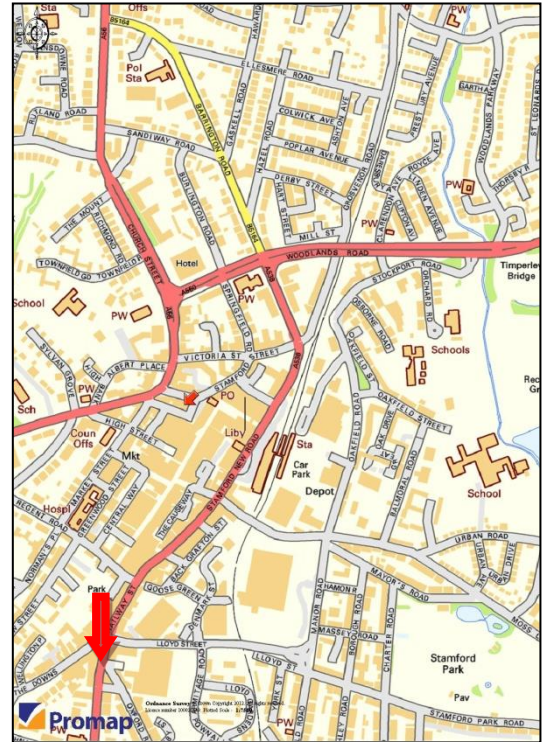


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## OFFICE SPACE TO SUIT ALL BUDGETS

CHARACTER  
OFFICE SUITES TO LET  
332 - 613 SQ FT



## Suite E & F KING'S COURT, RAILWAY STREET, ALTRINCHAM



Consultant Surveyors  
Commercial Property Consultancy, Disposals, Acquisitions and Management



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Directors: Charles HH Murray, Benjamin M Gregory MRICS

## **Location**

Kings Court occupies a prominent position fronting Railway Street, in Altrincham Town Centre and is centered around a courtyard setting. 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.

The Stamford Quarter is less than a minutes' walk which provides all the town centre amenities as well as host of restaurants and wine bars in proximity to the property. Nearby retailers include Costa Coffee, House of Fraser, Marks & Spencer and Boots. On street car parking is available or alternatively Regent Road car park is located adjacent.

## **DESCRIPTION**

Kings Court is an attractive office, retail and leisure development arranged around a picturesque courtyard, which can be accessed from Railway Street or the Regent Road car park. The development has recently undergone a comprehensive refurbishment and upgrade.

The building has been transformed to create exciting new character office accommodation refurbished to a high specification whilst maintaining the character of this established scheme.

Suite E - 613 sq ft

Suite F - 332 sq ft

## **LEASE TERMS**

We are offering short term flexible leases by way of a new effective internal repairing & insuring lease for a term of years to be agreed at a rent of:-

£9,000 per annum exclusive – Suite E

£7,200 per annum exclusive – Suite F

## **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.

August 2017

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