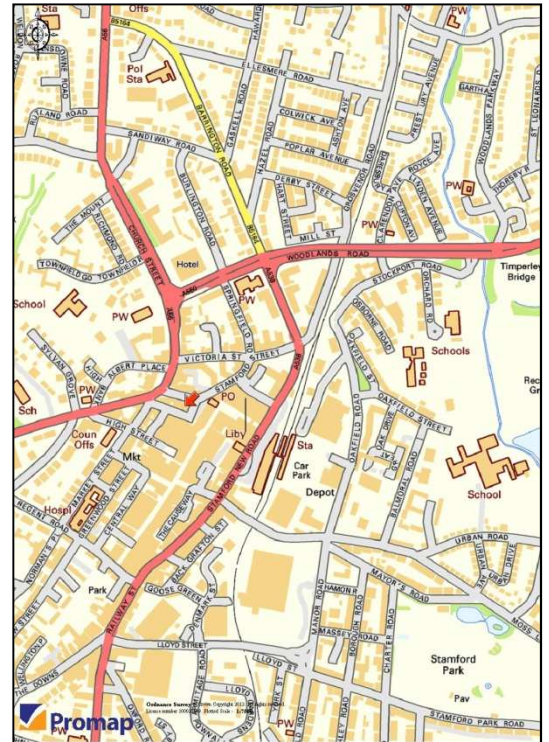


TO LET

910 SQ.FT. (84.5 m²)

REFURBISHED OFFICE SUITE



KING'S COURT, RAILWAY STREET, ALTRINCHAM

LOCATION

Kings Court occupies a prominent position fronting Railway Street, in Altrincham Town 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

Kings Court is an attractive office, leisure and retail 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.

The available accommodation is known as Suite C and comprises two offices plus dedicated kitchen on the FIRST FLOOR, accessed from the ground floor entrance hall, which has a security intercom entry system.

The suite has been newly refurbished with wooden flooring, new lighting and decoration throughout. The suite benefits from frontage onto Railway Street and receives excellent levels of natural light.

CAR PARKING

Whilst there is no car parking demised with the premises, there is an extensive pay and display car park at the rear of Kings Court, which is accessed from Regent Road and New Street.

TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term of years to be negotiated, incorporating periodic upwards-only rent reviews, at a rental of £11,500 per annum, exclusive of rates, outgoings and VAT.

RATES & SERVICE CHARGE

Under the terms of the lease, the tenant will be responsible for the payment of rates and a service charge to contribute towards the landlord's costs of insurance, maintenance and repairs to the building.

LEGAL COSTS

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

VAT

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

VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

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