

FOR SALE

TO LET  
Edwards & Co  
0161 833 9991

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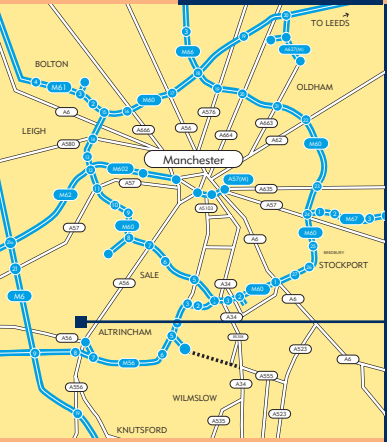
# No 5 TABLEY COURT

STAMFORD STREET • ALTRINCHAM



2,447 sq ft (227.3 sq m)

SELF CONTAINED **HEADQUARTERS OFFICE BUILDING** WITH 5 CAR PARKING SPACES



## LOCATION

No 5 Tabley Court is situated in the centre of Altrincham, close to the existing shopping area of George Street and Altrincham Bus and Rail Stations, together with the Metrolink Station, which has regular services to Manchester city centre and Bury are within the immediate vicinity.

Altrincham itself is in an excellent position to the south of Manchester and has easy access to the M56 and M60 motorways, which in turn provide access to the national motorway network. Manchester International Airport is within 10 to 15 minutes drive and the city centre approximately 15 to 20 minutes drive.

## DESCRIPTION

The property comprises a fully self-contained office building with the accommodation arranged over ground, first and second floors.

The accommodation has been refurbished and the specification includes suspended ceilings, new lighting in line with LG3 guidelines, full perimeter trunking system, new decoration and carpeting throughout, gas fired central heating, intercom system, male and female toilets and a fitted kitchen.

## ACCOMMODATION SCHEDULE

Ground Floor	433 sq ft	40.2 sq m
First Floor	962 sq ft	89.4 sq m
Second Floor	1,052 sq ft	97.7 sq m
<b>Total</b>	<b>2,447 sq ft</b>	<b>227.3 sq m</b>

5 car parking spaces

## TERMS OF DISPOSAL

The property is available freehold or alternatively on a lease on terms to be agreed.

## PRICE

Offers invited in the region of £525,000.

## VAT

All figures quoted are exclusive of, but may be liable to VAT at the applicable rate.

## VIEWING

For any further information or arrangements with regard to viewing the property, please contact the agents.

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