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To Let

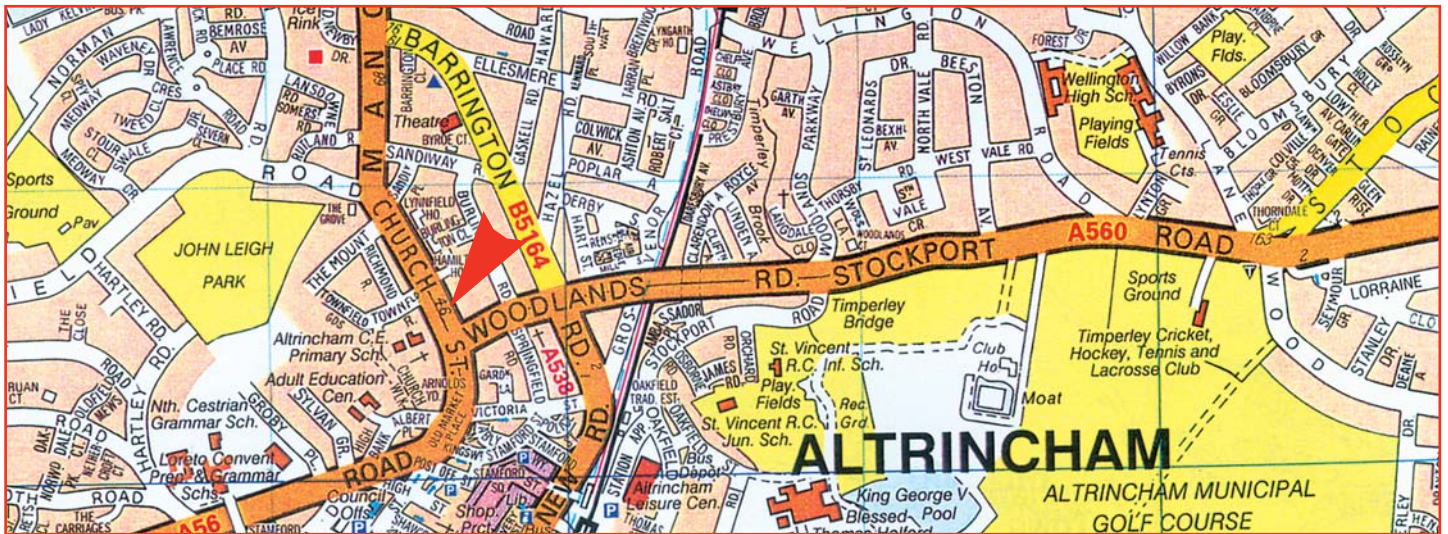
3,675 SQ FT (342.1 SQ M)



Refurbished High Quality Office Accommodation

**Lynnfield House
Church Street
Altrincham**

OFFICES



Location

Lynnfield House is located within walking distance of Altrincham Town Centre, one of South Manchester's principal commuter and commercial centres. Junctions 6/7 of the M56 motorway are approximately 2 miles from the building allowing direct access to the national motorway network and Manchester Airport (4 miles away). The town centre has excellent bus and train services to Manchester City Centre which is 8 miles to the north.

Description

The premises comprises a modern 3 storey office building which has recently undergone a comprehensive refurbishment, which has included the re-modelling and refurbishment of the entrance and common areas. The building is also surrounded by mature landscaping.

Specification

The refurbishment has consisted of:-

- New carpets
- New suspended ceiling
- Comfort cooled and category II lighting
- New 3 compartment perimeter trunking
- 5 person passenger lift
- Male and female toilets on each floor

Car Parking

There are 11 dedicated car spaces available with the suite. The ratio is 1:335 sq ft.

Floor Areas

The approximate net internal floor area amounts to 3,675 sq ft 342.1 sq m and is part of the 2nd floor of the building.

Terms

The suite is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental

Upon application.

VAT

Prices, outgoings and rentals are exclusive of, but are liable to VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Service Charge

A service charge will be levied by the landlords in connection with the provision of general estate management and services provided by the landlord.

Viewings

Strictly by appointment with the sole agents WHR Property Consultants.

Contact: Michael Hawkins: 0161 228 1119
 Joshua Levy: 0161 228 1060

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WHR Property Consultants LLP

Peter House, Oxford Street, Manchester M1 5AN
 Telephone: 0161 228 1001 Facsimile: 0161 228 0001
 Email: info@whrproperty.co.uk www.whrproperty.co.uk