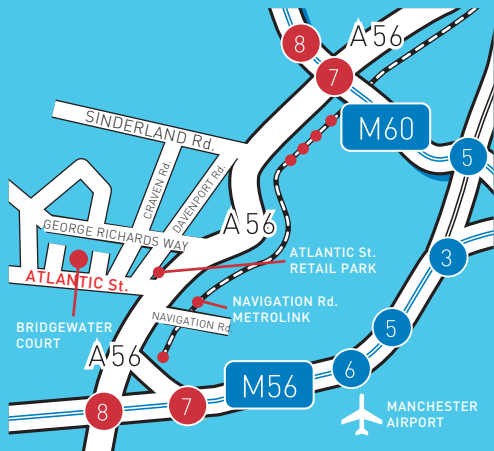




Bridgewater Court
Atlantic Street, Altrincham
OFFICES TO LET
7,235 sq.ft. (672.18 sq.m.)

- Self-contained office building
- Fully refurbished throughout
- 27 on-site car parking spaces
- Close proximity to retail and leisure amenities



Location

Bridgewater Court is located fronting Atlantic Street, within 1.25 miles of Altrincham Town Centre and approximately 9 miles south of Manchester City Centre.

Altrincham is well positioned to take advantage of the local and national motorway network, with easy access to both the M56 via Junction 7 and M60 via Junction 8, which in turn provides access to the remainder of the Regional Motorway Network. Manchester Airport is within 15 minutes drive, providing direct access to numerous international destinations.

Accommodation

Bridgewater Court is a two storey, detached self-contained building of brick construction which is set within an attractive landscaped environment.

The building has been comprehensively refurbished to include and benefit from the following features:-

- New carpets throughout
- Perimeter trunking
- Suspended ceiling incorporating LG3 compliant lighting
- Lift
- Male/Female WC facilities

Floor Area

As measured in accordance with the RICS Code of Measuring Practice 5th Edition (as amended), the available accommodation extends to:-

| | |
|---------------|-----------------------------------|
| Ground | 3,589 sq.ft. (333.41 sq.m) |
| First | 3,646 sq.ft. (395.70 sq.m) |
| Total | 7,235 sq.ft. (672.18 sq.m) |

Terms

The accommodation is available by way of a sub-lease or assignment of the existing lease. Full details will be provided upon request.

Car Parking

There are 27 car parking spaces demised with the building.

Rent

Upon application

Service Charge and Business Rates

The ingoing tenant will be responsible for the payments of business rates together with an estate charge to contribute towards the cost of maintaining the site.

VAT

All rent and other outgoings are quoted exclusive of, but may be subject to, VAT at the prevailing rate.



Viewing

For further information of occupational costs or to arrange a viewing, please contact the sole letting agent GVA Grimley on 0161 956 4120.

0161 834 7187

GVA Grimley

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