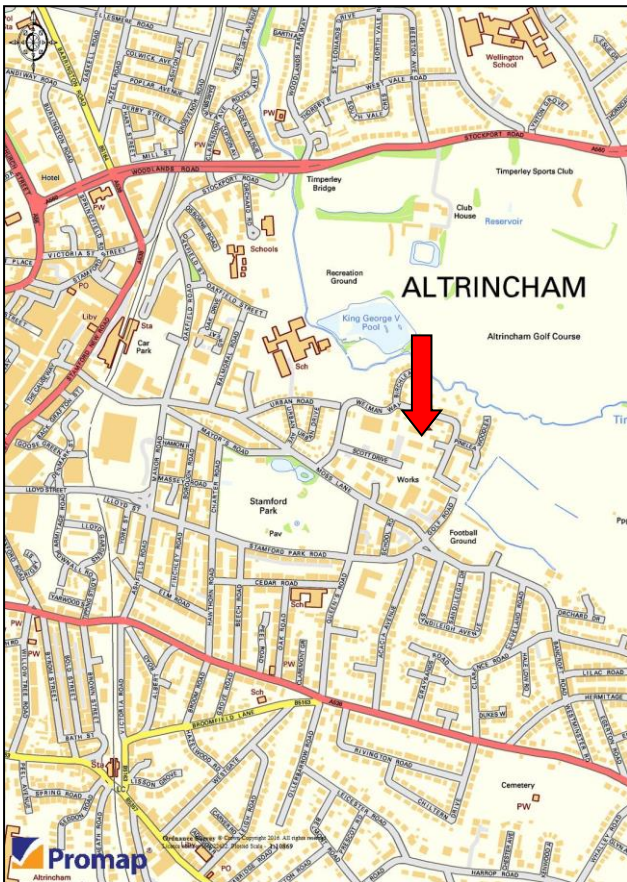


Facsimile 0161 927 7834
Email enquiries@r-p-s.co.uk
Internet www.r-p-s.co.uk



TO LET

High Quality Office Suites Available



Flexible Terms

KB House, Juniper Court Moss Lane, Altrincham, WA15 8AB

LOCATION

The premises are situated along one of Altrincham's primary thoroughfares and a short walking distance to Altrincham town centre. Tesco Extra and Sainsbury's are nearby, together with local shops and a Stamford Park.

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.



Commercial Property Consultancy, Disposals & Acquisitions

DESCRIPTION

KB House is one of 8 office buildings forming the Juniper Court high quality office park and comprises a two story refurbished office building providing a mixture of suites which are located on the ground floor, as follows:

Suite	Size / ft ²	No. Desks	Car Spaces	PCM Cost
1	153	2	1	£510
2	173	3	1	£580
3a	310	5	2	£1,035
3b	353	6	2	£1,180
4	120	2	1	£400
5	170	3	1	£570
6	602	12	3	£2,000
7	1,054	18	4	£1,054

SPECIFICATION

- Full access raised floor
- Suspended ceiling with integral Cat II lighting
- Gas fired central heating
- Intercom Access
- Double glazed
- Fully landscaped environment
- 24 hour security
- 24/7 access
- On site meeting room

WHAT IS INCLUDED

- Rent
- Business Rates
- Utilities
- Building Insurance
- Service Charge
- Telephone & Broadband (calls inc)
- Communication Room
- Security
- Cleaning

LEASE TERMS

We are offering short term flexible internal repairing leases for a minimum period of twelve months. In order to take possession, one month rent in advance and one month deposit is required.

LEGAL COSTS

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

VAT

All prices, rentals and outgoings are quoted exclusive of, however will be liable to VAT at the prevailing rate.

Date Of Publication September 2016

Disclaimer: Regional Property Solutions Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Regional Property Solutions LTD or the Vendors or Lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Regional Property Solutions Ltd Cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. iii) No employee of Regional Property Solutions Ltd has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/pr rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice; v) Regional Property Solutions Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.