

TO LET

LAST SUITE!!

LOWER GROUND FLOOR OFFICE SUITE

- *Available on flexible terms
- *Character Building
- *All inclusive rent
- *Town Centre Location

GROSVENOR HOUSE 22 GRAFTON STREET, ALTRINCHAM



LOCATION

The premises are located on Grafton Street, off Stamford New Road in the centre of Altrincham. The town's comprehensive retail, financial, commercial and leisure amenities are in easy walking distance whilst Metrolink, Rail and Bus stations are within two minutes' walk.

Junction 6 and 7 of the M56 are both five minutes drive away from the premises and Manchester Airport is 10 minutes away. Manchester City Centre is 9 miles to the north.



DESCRIPTION

Grosvenor House offers professional occupier's quality refurbished office accommodation that is available on flexible terms.

The converted and refurbished office building has shared toilet and kitchen facilities. All rooms are decorated and carpeted throughout and office furnishings are available.

ACCOMMODATION

The available suite is as follows:

Room 2	Lower Ground	150 sq ft	(13.4 sq m)	£315 PCM
--------	--------------	-----------	-------------	----------

RATES & SERVICE CHARGE

The rent is inclusive of all rent, services charges, utilities, rates & building insurance.

TERMS

The premises are available by way of short term lease/license for a term of months/years to be negotiated.

LEGAL COSTS

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

VAT

Prices are quoted exclusive of, but are liable for VAT.

ESTATE AGENTS ACT

A director or Regional Property Solutions Ltd has a declarable interest in this property.

VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

January 2017