

**73a London Road, Alderley Edge, Cheshire, SK9 7DY**



“ Superb offices situated  
in the highly desirable  
location of Alderley Edge ”

**TO LET**  
**1<sup>ST</sup> & 2<sup>ND</sup> FLOOR OFFICES**  
**1,326 SQ FT**

**t: 01625 800 066**  
**t: 01565 260 000**

**LOCATION**

The offices are located in the centre of Alderley Edge which is a well known and affluent village with an attractive village style main street and a wealth of established and successful occupiers.

The railway station is on the commuter Manchester to Crewe line with links to London.

Manchester International Airport is approximately 9 miles to the North.

**DESCRIPTION**

The office space available is at first and second floor levels which is accessed from London Road between Corks Out and Marie Curie. There is also a rear entrance.

The first floor comprises one large office, which benefits from Air Conditioning, and a smaller office. Male & Female WC's are located on the first floor, along with a shower facility and kitchen area.

The 2<sup>nd</sup> floor comprises a further 3 offices and another WC.

**FLOOR AREAS**

First Floor	699 sq ft
Second Floor	627 sq ft
<b>Total</b>	<b>1,326 sq ft</b>

**RENTAL**

£21,000 per annum

**RATES**

Rateable value £12,000

**LEASE**

The property is available by way of a new effective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

**PARKING**

There are two spaces available to the rear of the property at £650 per space

**INSURANCE**

TBC.

**VAT**

All prices and outgoings are liable for VAT.

**SERVICES**

It is understood all main services are made up and connected to the property.

**BROADBAND**

We are aware that Virgin Media 50Mb broadband is available in the area. Please make your own enquiries as to availability.

**DEPOSIT**

A deposit may be required (subject to accounts)

**LEGAL FEES**

Each side is responsible for their own legal fees.

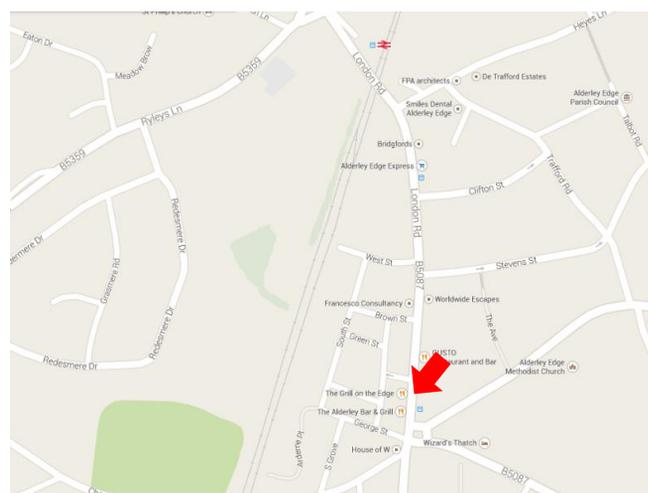
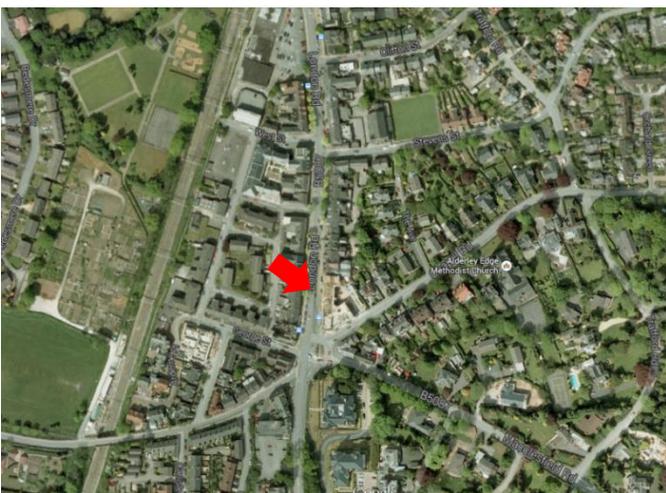
**EPC**

An EPC is available on request.

**VIEWINGS**

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at **sg@willsill.co.uk**

**Subject to contract  
March 2021**



**Important Notice**

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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