

203B ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ



“ Well-appointed first floor office with parking in the centre of Hale ”

TO LET
1,083 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

Hale Village is a highly sought after location in South Manchester, offering a variety of leisure and shopping facilities.

The property is in the heart of the village on Ashley Road within the immediate proximity of Hale railway station, providing access to the city centre and Altrincham Interchange.

The village boasts a number of national and regional occupiers including; Cibo, Pizza Express, M&S, Victors and Costa Coffee. Whilst also being home to a number of highly successful independent retail/ leisure operators.

One parking space is available to the rear if the property with additional spaces available immediately outside the property on Ashley Road and the Cecil Road Public Car Park.

SIZE

1,083 sq ft NIA

DESCRIPTION

The office occupies a prominent position on Ashley Road, overlooking the recently redeveloped bowling green and library.

SPECIFICATION

- Self-contained office with spacious ground floor reception
- 1 designated parking space
- Refurbished office space
- Fully fitted kitchen
- 3 WC's
- Gas powered central heating

RENT

£19,750 per annum, plus VAT

RATES

Current Rateable Value: TBC

MAINTENANCE CHARGE

The landlord will maintain the external the external elements of the property and recharge the costs to an ingoing tenant.

BUILDING INSURANCE

The landlord will insure the property and recharge the annual premium to an ingoing tenant.

SERVICES

It is understood that electricity and water services are made up and connected to the property.

LEASE

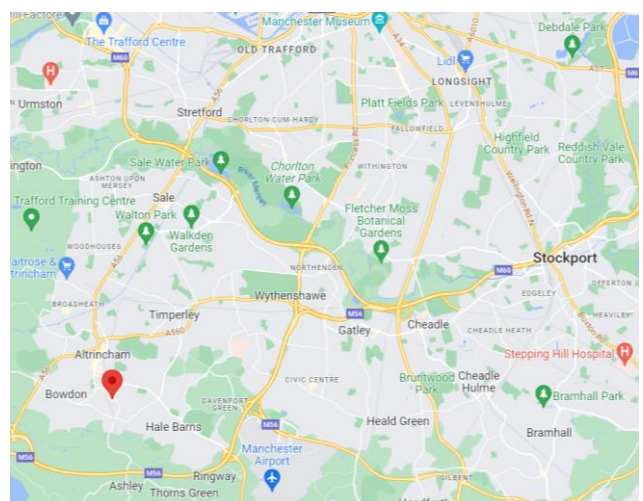
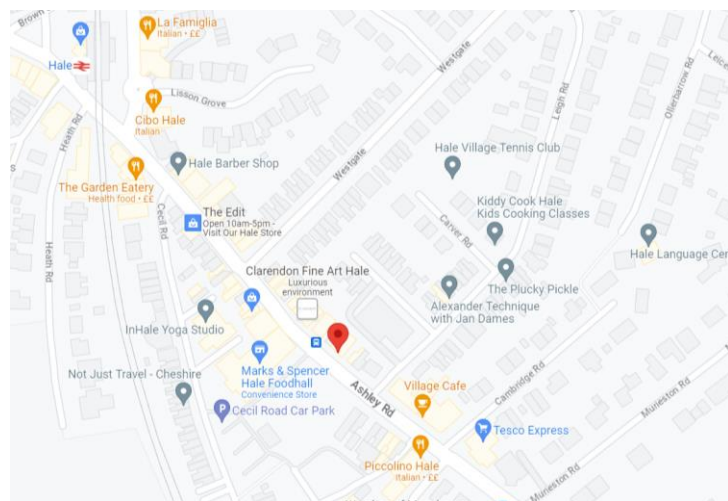
The property is available by way of a new lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with Williams Sillitoe on 01625 800066 / 01565 260000 or contact Simon Gardner – sg@willsill.co.uk



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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