



Oakwood

PROPERTY SERVICES

www.oakwoodpropertyservices.co.uk

T: 0161 941 4228



42A STAMFORD PARK ROAD, ALTRINCHAM, WA15 9EP

TO LET

A unique ground floor office/ studio with private entrance set in a prominent location a short walk from Altrincham and Hale.

£10,000 PA

LOCATION

The property is located opposite Stamford Park within walking distance of Hale, Altrincham and public transport links including the Metrolink and train.

DESCRIPTION

The property comprises a ground floor office with patio doors onto a private terrace, an open plan kitchen, bathroom plus basement office/ studio space with additional storage.

ACCOMMODATION

Office 2.99 x 3.17

Kitchen 1.54 x 2.62

W/C 1.89 x 1.74

Basement office 3.63 x 2.85

Rear hallway 1.60 x 1.18

Rear store 2.48 x 1.61

NIA

LEASE TERMS

The premises is available by way of a new lease.

Lease term negotiable.

Each party will meet their own legal fees.

RATES

Trafford Council advise that the premises is to be assessed for business rates.

BID

A Business Improvement District (BID) is a defined area where businesses contribute a mandatory levy to fund projects and services that enhance the local business environment. In Altrincham, being situated within a BID area offers businesses many benefits, including enhanced greening and cleaning, targeted marketing campaigns, and events to attract more visitors. Additionally, businesses benefit from initiatives aimed at boosting trade, including website and social media coverage, training courses and networking, fostering a vibrant community, and creating a more attractive and thriving commercial area.

RENT

£10,000 pa exclusive of rates, all outgoings and insurance costs.

VAT

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

UTILITIES

All outgoings to be the responsibility of the occupier and paid direct to suppliers.

LEGAL COSTS

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

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

VIEWINGS

By appointment call our office on 0161 941 4228

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.