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**OFFICES TO LET  
205A ASHLEY ROAD,  
HALE, WA15 9SQ  
£8,950 per Annum**



**Description**

The property comprises a first and second floor Office Suite, measuring approximately 630 sq. ft., with rear entrance and parking space. Entrance Hall, Cellar – useful for storage, 3 good sized Offices to the first floor with a WC. To the second floor the property provides a fourth Office.

The premises are located in Hale Village, in a central location, opposite the Bowling Green. Close by are, Sainsburys, Tesco, Marks & Spencer Food, Hale Train Station & the Post Office. Altrincham Metro is around 20 minutes brisk walk. It is situated opposite the Bowling Green .



**A NAME ASSOCIATED WITH PROPERTY SINCE 1875**

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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

**Measurements & Dimensions are approximate (interested parties are advised to base their interest on their own figures & measurements prior to signing a lease)**

Accommodation Briefly Comprises

**Office 1:** Rear aspect – 9'10 (Min) x 12'- (2.99m x 3.67m)  
(Kitchen)

**Toilet:** **W.C W.H.B.**

**Office 2:** 12' 11" x 10' 9" (3.95m x 3.28m max) Rear aspect with Radiator.

**Office 3:** Frontal aspect - 17' 2" x 14' (5.22m x 4.27m) Large window to front, Smoke Alarm, Radiator.

2nd Floor: Landing and stairs; loft space - Ideal for storage.

**Office 4:** 13'4" x 10' (4.01m x 3.05m) Shelf, Radiator, Window to rear.

Cellar: One **basic** chamber for rough storage; Gas central; heating boiler

**Parking:** 1 Parking Space

**Rental:** £8,950 per annum

**Deposit:** A security deposit will be required of approximately £1,500.

**Terms:** We would anticipate a 6 year lease with a rent review on the third anniversary. The Tenant would be responsible for interior repairs. Exterior repairs and Insurance costs will be charged at 50% of cost, being shared with the ground floor Tenant. An external repairs contribution will operate at the rate of £195 per quarter paid on account.

**Rates:** We understand from verbal enquiries to the Local Authority that the Rateable Value is £8,300 per annum. Please check with Trafford.

**Viewing:** Strictly by appointment with sole agents:  
Messrs Morrison Property Services  
0161 929 8880