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TO LET

WELL-POSITIONED OFFICE UNIT Suite 1 YORK HOUSE VICARAGE LANE BOWDON WA14 3BA



Description

The property comprises an Office in a mainly "Professional Use Building". The Office is on the first floor and comprises 181 sq ft. Rent is £6,500 per annum including services (Communal Cleaning, Building Insurance, Alarm Maintenance, Water Rates, Normal Office Waste Removal and Exterior Repairs) The tenant is responsible for paying for their own electricity consumption.

Location

Being in Bowdon Vale Village, it is about 1 mile from Altrincham having a local neighbourhood Supermarket and other local shops adjacent. This brings the advantage of good street parking and facilities for Staff etc. The Griffin Inn provide good lunches and are about 10 minutes walk. The M56 Motorway is around 3 to 5 minutes in the Car and these premises would also suit a regional Office requiring good Transport links. Manchester Airport is about 10 minutes car journey.



A NAME ASSOCIATED WITH PROPERTY SINCE 1875

YORK BUILDINGS . 6 LLOYD STREET . ALTRINCHAM . CHESHIRE . WA14 2DE

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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.

ACCOMMODATION

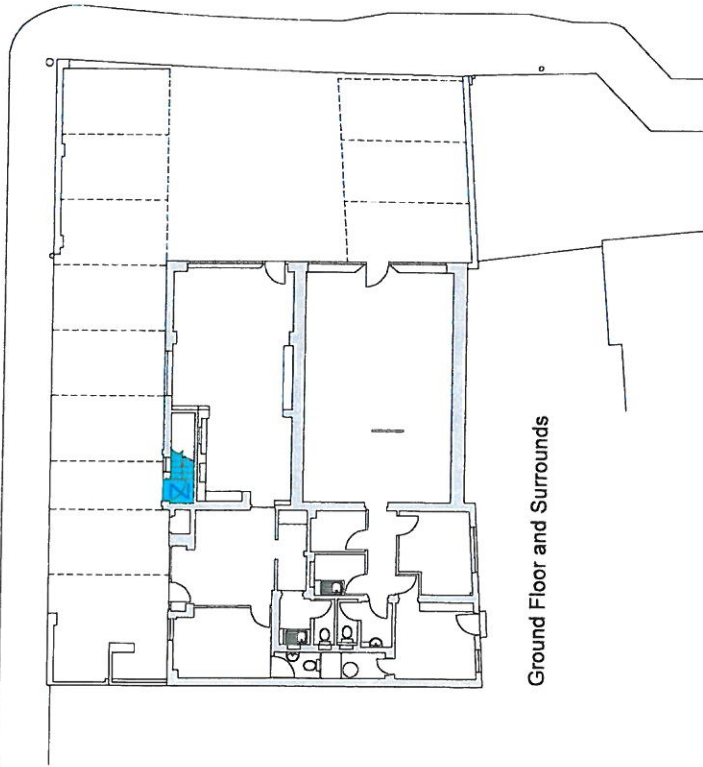
Measurements & Dimensions are approximate (interested parties are advised to base their interest on their own figures & measurements prior to signing a lease)

<u>TOTAL AREA</u>	Suite 1 - 181 sq ft (Approximately)
<u>LEASE TERMS</u>	12 month licence minimum
<u>RENT</u>	£6,500 per annum
<u>RATES</u>	The tenant is responsible for business rates if applicable. We are verbally informed that rates are exempt. Interested parties to check with Trafford Borough Council.
<u>CAR PARKING</u>	Subject to availability. £50 per calendar month per space
<u>VIEWING</u>	Strictly by appointment with Morrison Property Services 0161-929-8880.

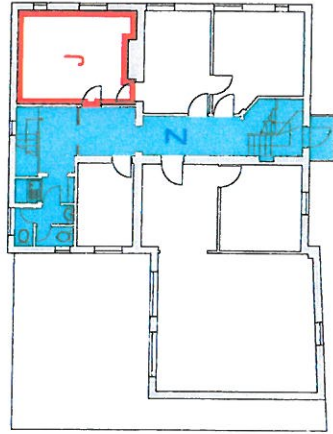
Possession is available upon completion of the legal formalities.

Property Address:

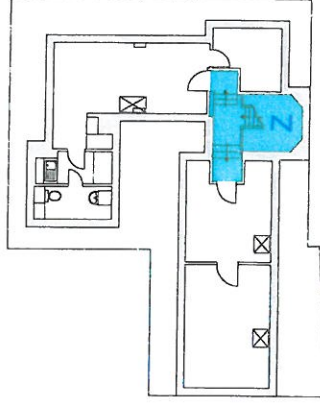
Office Suite 1, York House, Vicarage Lane, Bowden WA14 3BA



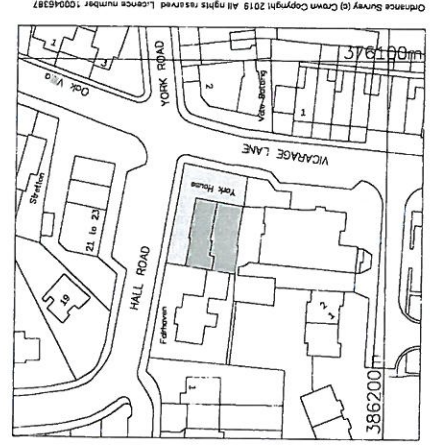
Ground Floor and Surrounds



First Floor



Second Floor



Location Map - Scale 1:1250

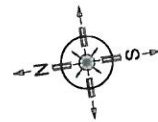


Extent Of Demise

For Identification Only: Internal Shared Access

Version information:
v2.0 - 02.04.2019 - Partition offices 1, 3 and 4

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Written documentation may contain more precise descriptions of boundary positions.



Scale 1:200
As supplied for A3 printing

