

Gifford Dixon

Commercial Property

TO LET

CONVERTED MILL BUILDING PROVIDING OFFICE & INDUSTRIAL UNITS



Atlantic Business Centre, Atlantic Street, Altrincham, WA14 5NQ

Suites available from 150 Sq. Ft. to 1,100 Sq. Ft.

Inclusive rents starting from £481 p.c.m

gifforddixon.co.uk

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LOCATION

The Centre is located in the area of Broadheath, close to the retail area, with Aldi, B&Q, McDonalds and Pizza Hut amongst the shops nearby. With a WA14 postcode, it's well placed to the north of Altrincham town centre.

Road: close to the A56, linking up with the M60 to the north and the M56 to the south.

Rail: closest stations are Navigation Road (rail and tram) 0.7 miles away and Altrincham, 0.9 miles away.

Bus: bus 263 stops nearby.

DESCRIPTION

Atlantic Business Centre in Altrincham provides a range of space to rent, including offices, workshops, industrial units and storage units. It also provides several support services such as meeting rooms, mailboxes and virtual offices.

The business centre contains 67 individual business units. Typical suites range in size from 150 – 400 square feet (11 – 37 square metres), although the larger industrial units are up to 5,500 square feet (511 square metres) in size.

With an experienced onsite team who can provide business advice, the business centre is ideal for small to medium-sized companies seeking flexible workspace. The Centre will support your business to grow and prosper and provide a flexible environment that can adapt to your company's changing needs.

ACCOMMODATION

Office and industrial space is available from 150 Sq. Ft. up to 1,100 Sq. Ft. and the premises has scope to grow with your business, adding space as and when required.

Rents start from £481 per month + VAT.

TERMS

Office and Industrial space is available on inclusive 12 monthly licence agreements, and include the following:

- Fully decorated and carpeted offices
- No legal fees, sign-up fees or exit fees
- Free Wi-Fi
- Utilities – lighting and heating are included
- 24 hour access / 365 days a year
- A dedicated locked mailbox
- Common parts cleaned on a daily basis
- Buildings insurance
- Window cleaning
- Building maintenance

BUSINESS RATES

The ingoing tenant is to be responsible for the business rates on the space that they occupy, however in the majority of instances there will be nothing to pay due to Small Business Rates Relief (RV of up to £12,000 exempt if this is their only business premises).

EPC RATING

E (110)

VAT

We understand that VAT is applicable to the rent on this property.

LEGAL COSTS

Biz Space have an in house licence agreement which they use as standard, therefore there are no legal fees.

VIEWINGS

Strictly by appointment with:



Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

E: steven@gifforddixon.co.uk

W: gifforddixon.co.uk

Subject to contract

25th February 2022

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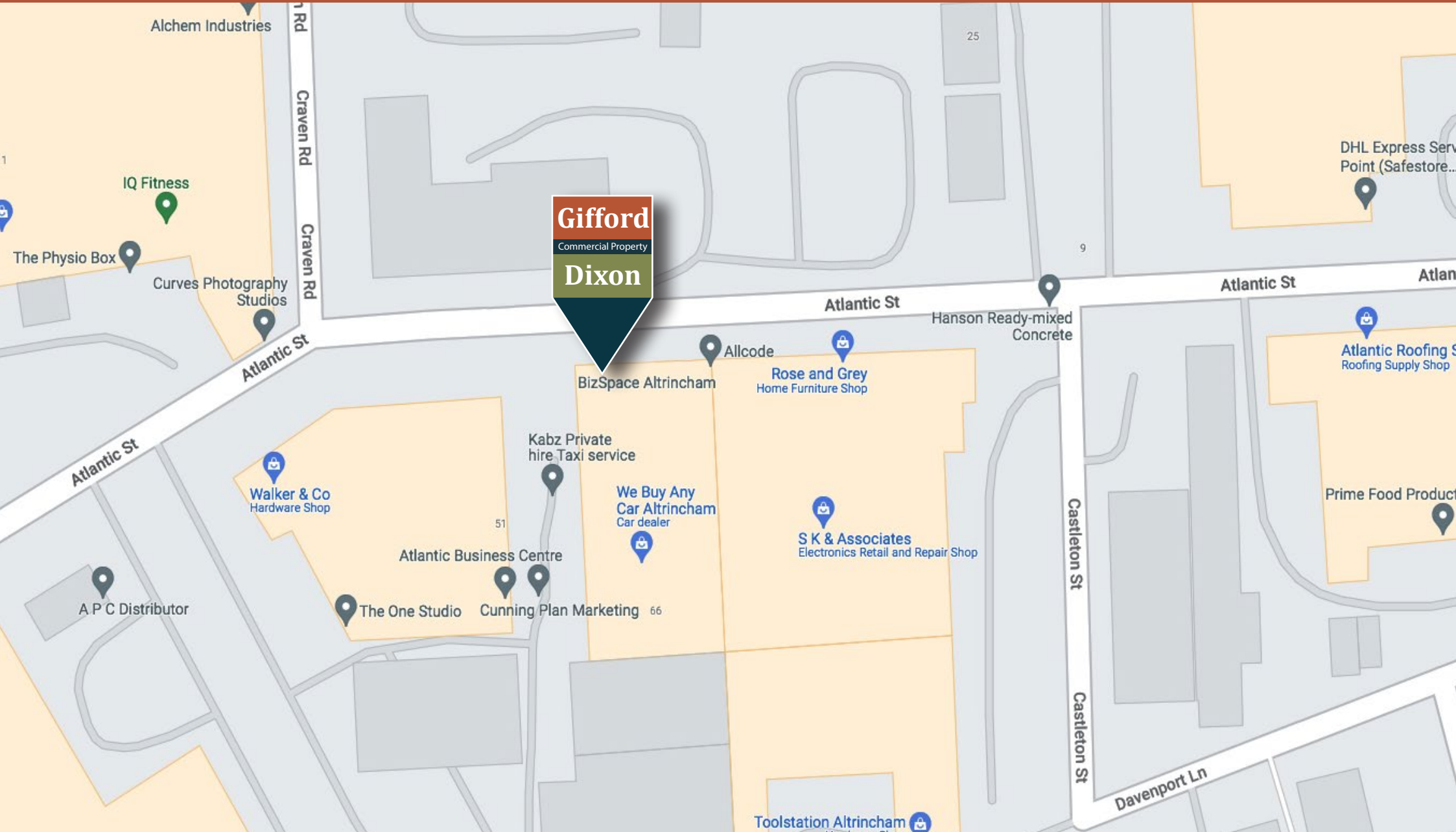
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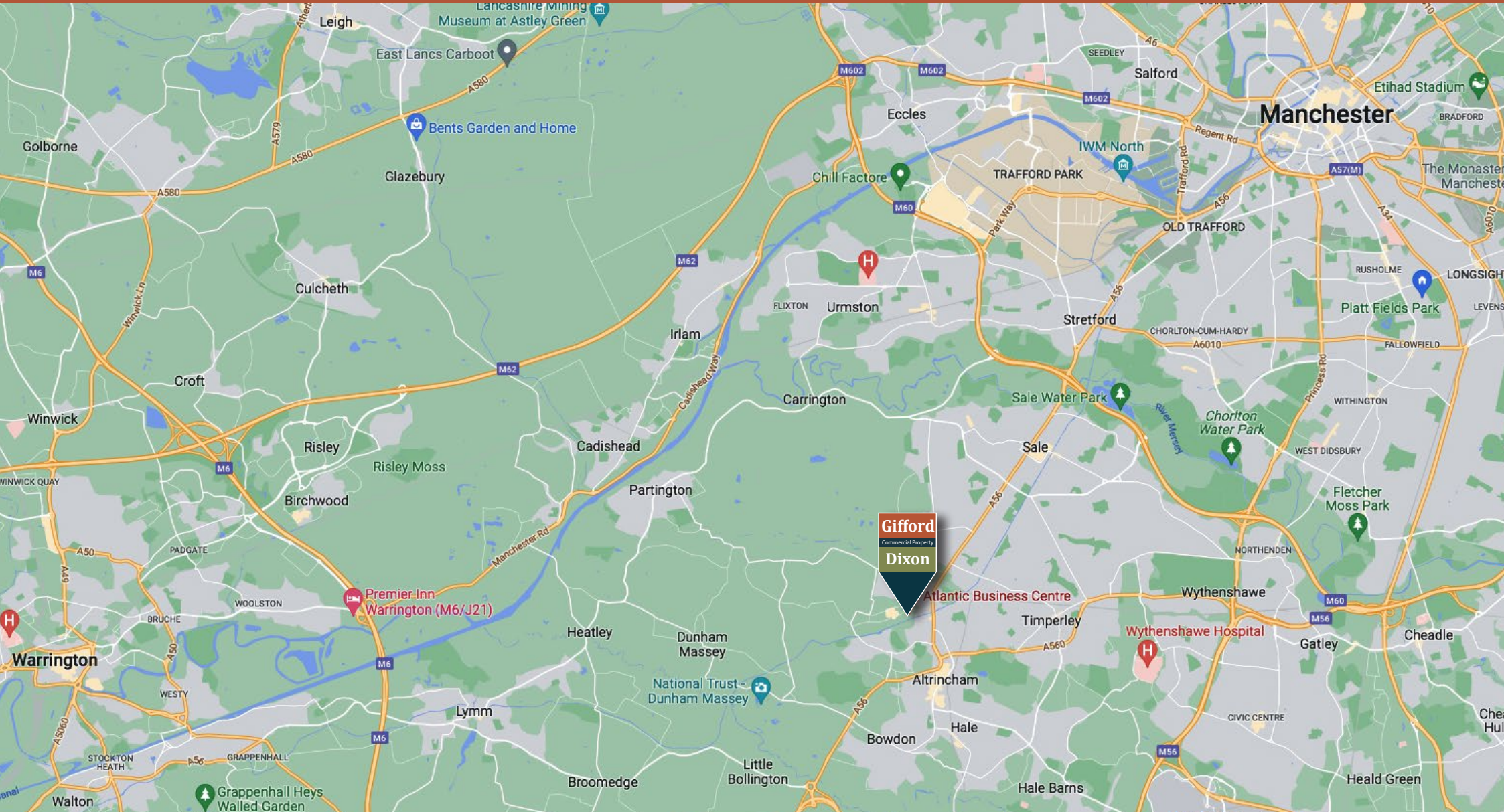
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