



**SUITE 1.4 MY BURO 20 MARKET STREET | ALTRINCHAM**

**£13,500 PER ANNUM**

**TO LET**

A recently constructed business centre with individual office suites beautifully presented and perfectly positioned almost opposite the thriving Altrincham Market.

Immediate possession available.

POSTCODE: WA14 1PF

## DESCRIPTION

My Buro is an innovative business centre containing individual office suites grouped around a stunning reception area and probably one of the most perfect locations within the commercial area of Altrincham.

Recently constructed this fine double fronted building is currently occupied by professionals of various disciplines combining to create a perfect business environment.

In addition to the private suite each office has the use of a Boardroom/Meeting Room together with communal kitchens, cloakrooms/WC's and although this suite is at ground floor level there are both staircase and lift to the upper floors.

## ACCOMMODATION

### GROUND FLOOR

#### CONTEMPORARY COMMUNAL RECEPTION AREA

Approached through remotely controlled doors.

#### THE SUITE

**14'0" x 26'3" + 4'6" x 2'3" (4.27m x 8.00m + 1.37m x 0.69m)**

Suspended ceiling with recessed lighting and integrated air conditioning unit. Carefully planned floor power points/computer terminals.

#### NOTE

In addition to the suite the lease will provide for access to the ground floor boardroom which can be hired on a charge of a 1/2 hour basis.

#### FLOOR AREA

The suite has a net internal floor area of approximately 280 sq ft/35.3 sq mtrs

The suite also benefits from 1 reserved parking space within the designated parking area to the rear of the building.

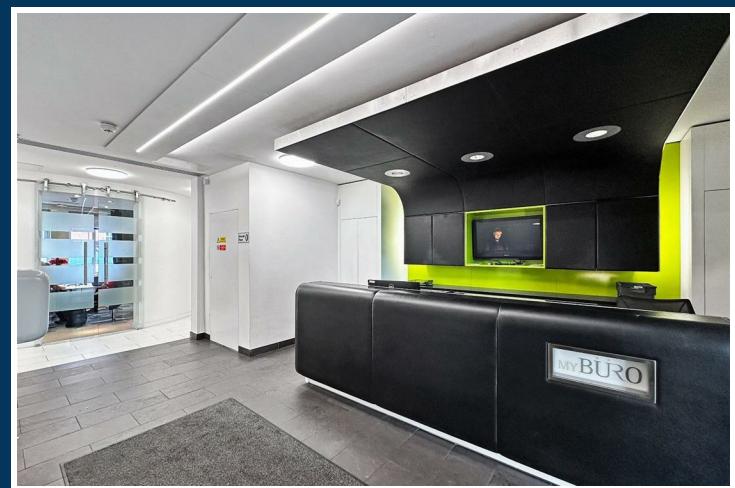
#### SERVICE CHARGE

The service charge is currently under review. Full details will be provided by our clients to potential tenants.

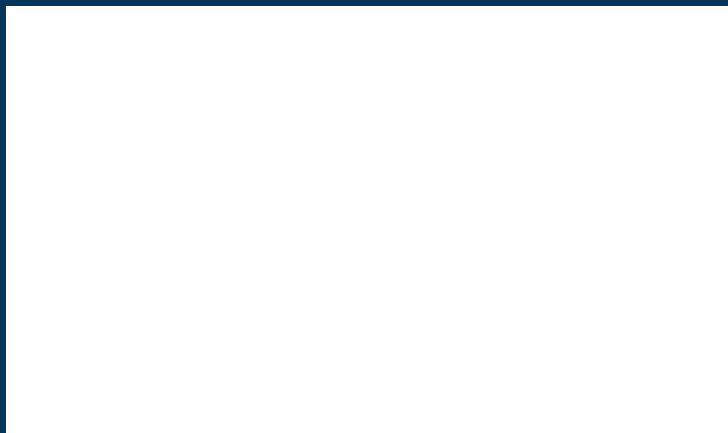
#### VAT

The property is registered for, and subject to VAT at the appropriate rate.

#### NOTE



No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## GROUND FLOOR

APPROX. 35.5 SQ. METRES (381.9 SQ. FEET)



**TOTAL AREA: APPROX. 35.5 SQ. METRES (381.9 SQ. FEET)**

Floorplan for illustrative purposes only



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