



Members of the Royal Institution of Chartered Surveyors

# TO LET

## PROMINENTLY LOCATED FIRST AND SECOND FLOOR OFFICE SUITE



# 796 Sq ft (74m<sup>2</sup>)

27a London Road, Alderley Edge, Cheshire SK9 7JT

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**LOCATION**

Prominently located in the centre of the affluent Alderley Edge village on London Road. Accessible by public transport via Alderley Edge train station and by bus. Somerfields supermarket, Tesco Express, an array of bars and restaurants are in close proximity.

Alderley Edge is located 1.5 miles south of Wilmslow, and 6.5 miles east of Knutsford.

**DESCRIPTION**

Attractive spacious offices spread over two floors and fitted to high specification. Each floor has a WC, central heating and high ceilings.

Second floor has a large board room and a second office. A shower room is provided.

The offices have been decorated and carpeted .and includes a fully fitted kitchen.

**FLOOR AREAS**

Total Floor Area            796 Sq. Ft            74m2.

**TERMS**

A three year Lease is available on an internal decorating and repair basis.

**RENT**

£12,500 per annum exclusive

**RATES**

Rateable Value                            £ 10,750  
Approximate Rates payable 2010/11    £4,350 p.a.

**LEGAL COSTS**

Each party will be responsible for their own legal costs

**VAT**

All prices are exclusive of, but may be liable to, VAT

Picture2

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