



Members of the Royal Institution of Chartered Surveyors

# TO LET

## SUPERB MODERN OFFICES WITH PARKING



**870 sq ft – 2,141 sq ft**

**Ten West Street, Alderley Edge, SK9 7EG**

Victory House,  
Churchill Way,  
Macclesfield,  
Cheshire, SK11 6AY  
info@hallams.com

**01625 262222**  
**www.hallams.com**



Members of the Royal Institution of Chartered Surveyors



**LOCATION**

Ten West Street is situated off London Road in the heart of Alderley Edge just meters away from amenities such as Costa Coffee, Tesco Express, HSBC and many more. Alderley Edge is one of South Manchester's most desirable and prestigious locations offering a broad cross section of retail, restaurant and business facilities making it an ideal base for business.

The location is in close proximity to major road networks, the airport and Alderley Edge train station, allowing for excellent communications across South Manchester and beyond. The train station provides direct rail services to Stockport and Manchester.

**DESCRIPTION**

The office suites have been refurbished to a high standard and presently have been divided into rooms suitable for the present occupier. The internal divisions are moveable and therefore the shape of the rooms can be varied to suit. Suspended ceiling, cat 2 lighting and central heating. Well decorated and finished with carpet tiling. Kitchen and WC facilities are available. The office suite on the second floor also includes 5 car parking spaces, with additional parking available at £500 p.a. each.

**FLOOR AREAS**

First Floor	81m2	870 sq ft
Second Floor	199m2	2,141 sq ft

**TERMS**

Available by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

**RENT**

First Floor	£30 per sq ft all inclusive
Second Floor	£27,800 per annum

**SERVICE CHARGE**

£4.50 per sq ft (this includes central heating) and is only applicable to the second floor

**RATES**

Second Floor	
Rateable Value	£28,500
Rates Payable 2010/11	£11,799 p.a.

Local Authority: Cheshire East Council



**VAT**

Rent and Service Charge will be liable to VAT

**LEGAL COSTS**

Each party is to be responsible for their own legal costs

**VIEWINGS**

Strictly by appointment with sole agents



Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that:

(1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) Non of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.