



Bridge House

2 Heyes Lane, Alderley Edge, SK9 7JY

Self-contained Office Suite in the heart of Alderley Edge Village

784 sq ft
(72.84 sq m)

- Self-contained
- 1st and 2nd Floor Office Suite
- 1GB Superfast Broadband with network cabling throughout
- Car Parking Space
- Qualifies for full Business Rates Exemption
- Central Village Location

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Summary

Available Size	784 sq ft
Rent	£1,600 per month
Rates Payable	£6.30 per sq ft The premises qualifies for 100% small business rates relief.
Rateable Value	£9,900
VAT	All prices are net off, but may be subject to VAT at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Description

The property comprises an attractive, traditionally built end of terrace office providing cellular office space on the first and second floors. The offices benefit from their own self-contained entrance and a parking space is available. There are three offices and toilets on the first floor, with an office, kitchen and WC on the 2nd floor. The property also benefits from having shower facilities. There are toilets on each floor. The property has gas central heating and the office areas benefit from spot lights and are fully carpeted. It should also be noted that the building is fully networked, but it will be necessary for incoming tenants to carry out minimal ICT installations.

Location

The premises are located on Heyes Lane off the A34, London Road, being the main route through Alderley Edge. Alderley Edge is located half a mile South of Wilmslow, 5 miles from Macclesfield and Wilmslow (3 miles) and 20 miles South of Manchester City Centre. The town is well located, with direct access to the M60 via the A34 which is less than a mile away from the property. Alderley Edge is also served by a national railway station, which is located approximately a 1 minute walk from the property. There are regular services to Manchester (30 minutes), Crewe (22 minutes) and London Euston (128 minutes). Manchester Airport lies 5 miles North East of Alderley Edge.

Heyes Lane is located at the junction of London Road, which provides an abundance of amenity for both during and after the working day. Wienholts bakery, Waitrose, Tesco, Murray's sandwich shop, Café Nero, Costa Coffee, The Village Café and Nar Café all within a 2 minute walk. Alderley Edge is also blessed with a number of bars and restaurants for lunchtime and after work including San Carlo, Yara, Victors and Gusto.

Accommodation

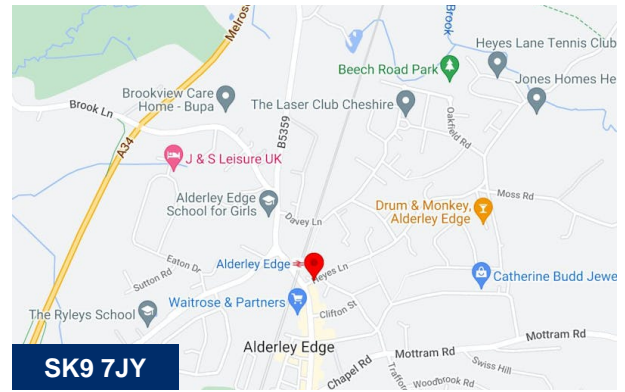
Name	sq ft	sq m	Availability
1st	493	45.80	Available
2nd	291	27.03	Available
Total	784	72.83	

Viewings

Strictly by appointment with sole agents Hallams Property Consultants

Terms

The premises are available by way of a new lease for a term of years to be negotiated.



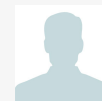
Viewing & Further Information



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