

Foden House, 43-47 London Road, Alderley Edge, Cheshire, SK9 7JT



“ Sought after location
in the centre of
Alderley Edge ”

TO LET
FIRST FLOOR OFFICE
8 CAR PARKING SPACES
1,783 SQ FT

Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

t: 01625 800 066
t: 01565 260 000

LOCATION

The property is located on London Road in the heart of Alderley Edge on the corner of Stevens Street. Local occupiers include the likes of Costa Coffee, Waitrose, HSBC, Gusto 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 the ideal base for business.

The location is in close proximity to major road networks, the airport and train station allowing for excellent communications across South Manchester and beyond.

Alderley Edge train station is a short walk from the property and has regular trains to Manchester, Wilmslow, Stockport and Crewe.

CAR PARKING

There are 8 car parking spaces in a secure car park to the rear of the offices at a cost of £750 per space per annum.

DESCRIPTION

Foden House represents an opportunity for an occupier to work in one of the villages most sort after properties. The first floor offices are accessed off Stevens Street via an attractive arched doorway. The offices include a reception area, 4 separate offices which have previously been used as a boardroom and 3 private offices and a larger open plan office and a kitchen. The offices also have male and female WC's.

RENTAL

£17.50 per sq ft
£31,202 per annum + VAT

DEPOSIT

The landlord may require a deposit subject to seeing suitable audited accounts.

RATES

Rateable value £14,750

LEASE

The property will be available by way of an internal and repairing lease with a service charge to cover the external maintenance of the building and car park. The lease is to be excluded from the Landlord and tenant act 1954.

BROADBAND

It is understood that 76Mb superfibre broadband service is available in this area.

VAT

All prices and outgoings are liable for VAT.

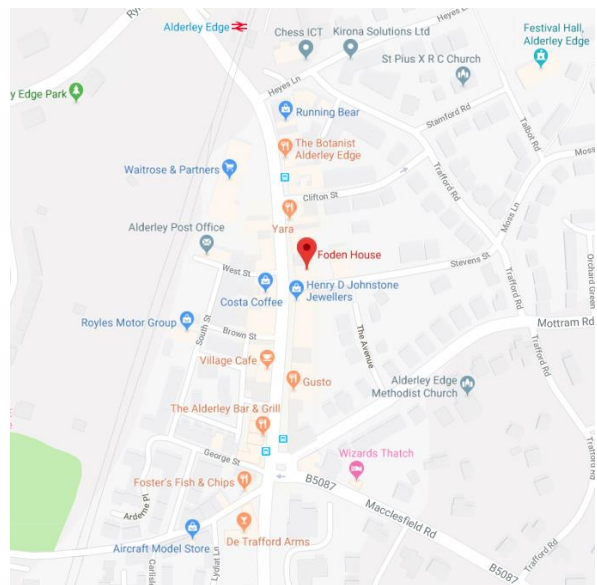
EPC

An EPC is available on request.

VIEWINGS

Strictly by appointment with Williams Commercial on **01625 800066 / 01565 260000** or contact Simon Gardner sg@willsill.co.uk

Subject to contract
January 2019



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