



# For Sale

**Bowdon House,  
Scott Drive  
Altrincham  
WA15 8AB**



**Part income producing detached office building with parking within minutes' walk of Altrincham town centre & Metrolink**

- 5,000 Sq Ft ( 464.50 Sq M)
- Popular estate
- 17 Allocated Car Spaces
- Full gas central heating
- Full access raised floors
- Carpeted and suspended ceilings throughout
- Male & Female Wc's & Kitchen facilities.

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**For Sale**

**0161 234 0777**

# **Bowdon House Scott Drive Altrincham WA15 8AB**

## **LOCATION**

The property is located on Scott Drive just off Moss Lane in Altrincham on a popular modern development of similar sized buildings.

Moss Lane is one of the main thoroughfares to Altrincham town centre which is approximately 0.25 miles to the west of the property and provides for an excellent range of amenities including the popular Market Hall and the abundance of restaurants surrounding it. Most of the larger retailers including Marks & Spencer, Boots, WH Smiths and Wilkos to name a few, are represented.

Transport links are excellent with the Altrincham Interchange which provides Metrolink, National Rail and Bus services within a 10-minute walk. The M56 and the M60 are also within easy reach.

## **SPECIFICATION**

The property provides the following specification :-

- **Modern Two storey office property**
- **LED lighting**
- **Raised floors**
- **Private & Communal Offices**
- **17 Car Parking Spaces**
- **Landscaping**
- **Full Gas Central Heating**
- **Contemporary kitchens**
- **Popular Estate**

## **ACCOMMODATION**

Measured on a net internal basis, the property provides the following area: -

	Sq ft	Sq M
Ground	2,500	232.25
First	2,500	232.25
Total	5,000	464.50

## **EPC**

Available upon request.

## **VAT**

VAT will be charged on all outgoing at the prevailing rate.

## **TENURE**

Freehold

## **TENANCIES**

The first floor is currently let to Linear Projects Ltd ( Reg no SC142670) on a five year effectively full repairing and insuring lease from 17<sup>th</sup> April 2020. The current passing rent is £40,000 per annum excl. A new lease has been negotiated with reference to the existing lease based upon a five-year term with a tenants' tenants option to determine at year three at a rent of £46,250 per annum excl. Further information is available upon request.

The ground floor will be offered with vacant possession on completion.

## **PRICE**

Offers in excess of £1 million excl.

## **VIEWING**

Via the sole agents TFC on 0161 234 0777



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