

6 THE DOWNS

ALTRINCHAM, WA14 2PU



TO LET



Area Comments

The property is situated in Altrincham town.

It is ideally located close to Altrincham Metrolink tram stop, providing easy access to Manchester city centre and surrounding areas. A range of local amenities, including shops, cafés, schools, and leisure facilities are also within close proximity.

Key Information

RENT

£18,000 per annum exclusive of utilities, service charge, VAT, business rates and all other outgoings

DEPOSIT

Required- to be confirmed.

ACCOMODATION

Open plan office- 67.2 sqm

AVAILABILITY

From April 2026

RATEABLE VALUE

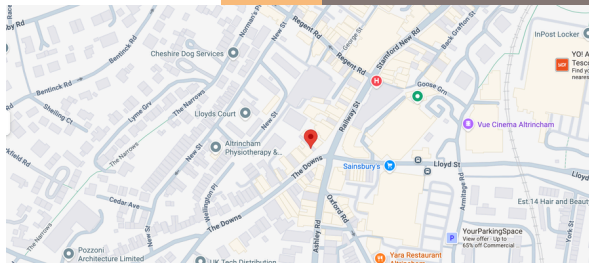
£10,750 per annum (From 1 April 2026)

PARKING

2 spaces available by separate negotiation
Additional parking approx. £75 per month

LEASE TERMS

Internal Repairing and Insuring, subject to a service charge
Term of years to be negotiated



General Description

6 The Downs comprises a well-presented, self-contained ground floor office in a sought-after location.

The property offers a practical and modern working environment, with a good balance of open plan space and private areas.

The accommodation includes an open plan office, a separate meeting room, WC facilities and a kitchenette/breakout area. The office is finished to a modern standard throughout and is suitable for a range of professional occupiers.

Overall, the property provides a straightforward and flexible workspace in a well-established commercial setting.



Viewings

Strictly by appointment through
Oakwood Property Services

☎ 0161 941 4228

📧 enquiries@oakwoodpropertyservices.co.uk

Please do not attend the site without prior appointment. The site is an operational farm so viewers must take appropriate precautions. Children will not be permitted on viewings.

Anti Money Laundering and Right to Rent

In accordance with legal requirements, prospective tenants will be required to provide proof of ID and address.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Particulars correct as 30th March 2026.

