Victoria House
Ack Lane East | Bramhall | SK7 2BE

High Quality Offices with Extensive Car Parking

To Let
In Bramhall Village
1,765 SQ FT
MISREPRESENTATION ACT: Edwards & Co and Canning O’Neill for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are 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 purchasers or tenants 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 Edwards & Co and Canning O’Neill has any authority to make or give any representation or warranty in relation to this property. December 2013.

LOCATION

Victoria House occupies a prominent position on Ack Lane East in the centre of Bramhall Village, an affluent South Manchester suburb. The building is within five minutes’ walk of Bramhall railway station and within 10 minutes drive of the M60. The property is also well situated for easy access to the principal South Manchester conurbations and the region’s comprehensive communication network.

Bramhall Village offers a wide variety of amenities including restaurants, bars, shopping and leisure facilities.

DESCRIPTION

Victoria House is a modern three storey office building. The property provides high quality office accommodation with the following specification:

- New suspended ceiling incorporating category II lighting
- Carpeting throughout
- High quality decorative finishes
- WC facilities on each floor
- 24 hour access
- Central location

ACCOMMODATION

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>(SUITE)</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Floor</td>
<td>Suite A</td>
<td>1,765</td>
<td>163.97</td>
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The subject suites have the benefit of the previous occupier’s fit-out and IT infrastructure.

CAR PARKING

On site car spaces available at the property, providing an excellent ratio of 1:215 sq ft. In addition there are numerous public car parks and extensive street parking surrounding the property.

TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed. Full details upon request.

VIEWING

Viewing is strictly by appointment with the joint agents.