

# SMALL SUITES

*Second floor  
area: 180 - 312 sq ft*

*~ All-inclusive rents  
from £950 a month*

*~ Super-fast broadband*

*~ 1 parking bay*

*~ Air conditioning*

*~ Fully fitted kitchen*

**AVAILABLE**  
**September 2024**



0161 941 7788  
office@selbournegroup.com



**VAT FREE**

I.T.

WIFI, fully Cat 5 cabled with dedicated 30MB SSID line included

**FLOORING**

High quality Desso carpet and Amtico flooring

**ELECTRICAL**

New installation with perimeter trunking

**AIR CONDITIONING**

New Daikin individually controlled cassettes

**KITCHEN**

Individual kitchen with fridge

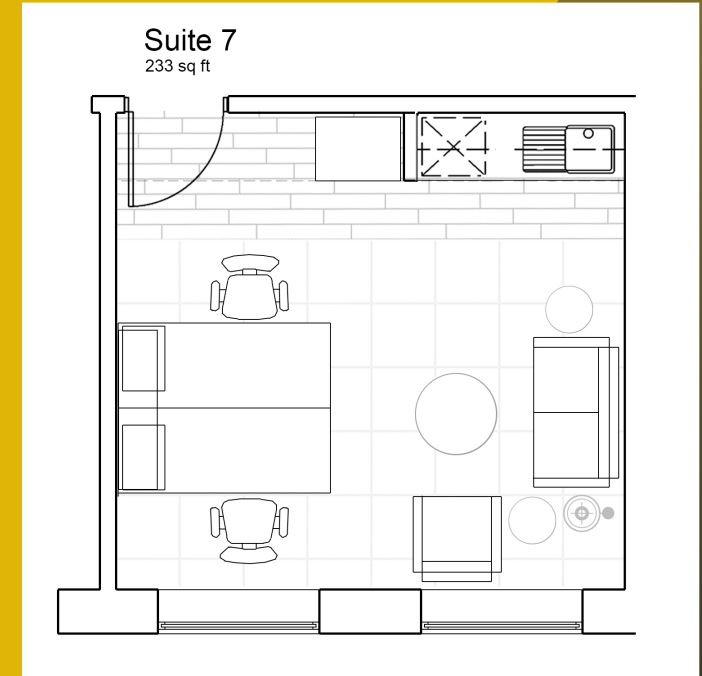
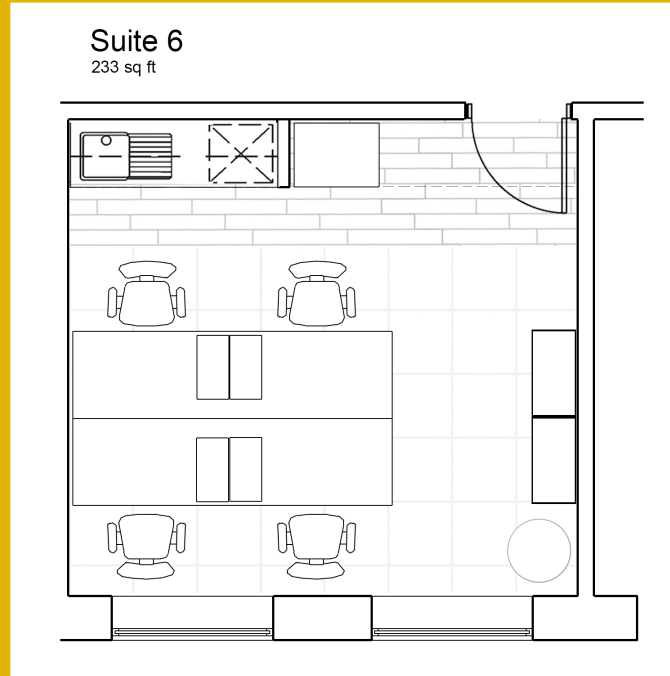
**LIGHTING**

Flat panel energy efficient LED

**PARKING**

1 bay included

**INDICATIVE FLOOR PLANS**



Trafalgar House, 110 Manchester Road, Altrincham, Cheshire WA14 1NU

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