

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

## **MIDWEST HOUSE, UNIT 11 CROWN INDUSTRIAL ESTATE, CANAL ROAD TIMPERLEY, CHESHIRE WA14 1TF FOR SALE - £625,000**



**DETACHED MODERN OFFICE AND WORKSHOP  
REFURBISHED TO A HIGH STANDARD WITH  
ACCOMMODATION OVER TWO FLOORS EXTENDING  
TO APPROXIMATELY 530 SQ.M. (5705 SQ.FT.)**

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## DESCRIPTION

Detached steel portal frame office and workshop building offering approximately 530 sq.m. (5705 sq.ft.) over two floors. The accommodation has been refurbished to a high standard and offers a mix use of open plan and individual offices. There are suspended ceilings throughout with LED lighting, central heating, air conditioning and is networked throughout with fire alarm, burglar alarm and intercom.

## RECEPTION (4.5m x 3.9m)

With return steel staircase to first floor and doors providing access to

## OFFICE 1 (9.3m x 8.9m)

## SHOWER ROOM

## KITCHEN (4.7m x 3.6m)

## OFFICE 2 (12.3m x 8.8m)

## ROOM 1 (4.3m x 3.6m)

## BOARD ROOM (5.7m x 4.5m)

## FIRST FLOOR ACCOMMODATION

## OPEN PLAN OFFICE (24m x 9.4m (maximum))

## OFFICE (3.5m x 3.3m)

## OFFICE 2 (4.6m x 3.5m)

## MALE WC

## FEMALE WC

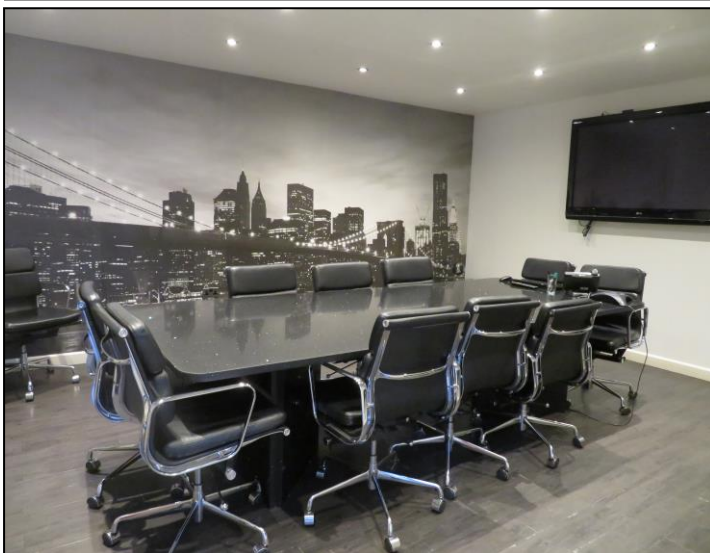
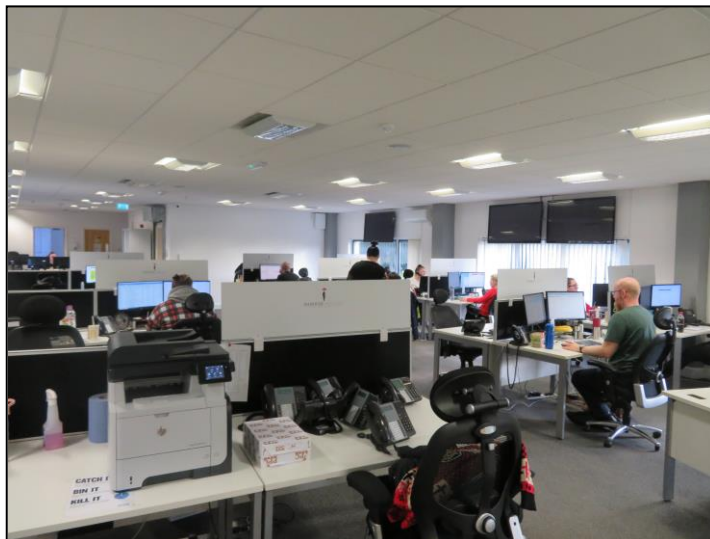
## PARKING

Parking is available to the front of the building.

## VIEWING

Strictly by appointment through sole selling agents  
Thomas Willmax on 0161 905 3555

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



**AWAITING EPC**