

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

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THOMASWILLMAX.CO.UK

**UNIT 15 ATTENBURYS LANE
TIMPERLEY, CHESHIRE WA14 5QE
FOR SALE - £435,000**



**FREEHOLD TWO STOREY OFFICE BUILDING PROVIDING
A MIXTURE OF OPEN PLAN AND SMALLER OFFICE ROOMS,
STORE ROOMS, KITCHEN/STAFF ROOMS
PROVIDING 460 SQ.M (4954 SQ.FT.) PLUS 1ST & 2ND FLOOR
WC'S. PARKING TO THE FRONT AND REAR FOR
APPROXIMATELY 12 CARS.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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DESCRIPTION

Two storey office premises offering a mix of open plan and smaller office rooms. Each floor benefits from kitchen/staffroom plus male and female WC's. There are false ceilings with LED panel lighting and network points throughout and is heated with a mixture of central heating and air conditioning. To the front of the building is hardstanding with 8/9 spaces with 3 further spaces to the rear.

ENTRANCE

OFFICE 1 (6.2m x 4.15m)

OFFICE 2 (10.1m x 8.4m)

KITCHEN/STAFFROOM (3.5m x 3m)

OFFICE 3 (3.2m x 2.7m)

COMMUNICATIONS ROOM (4m x 3.4m)

OFFICE 4 (4.4m x 2.7m)(plus 8.7m x 4.2m)

STORE ROOM (GENERATOR ROOM) (5.1m x 2.7m).

FEMALE WC

MALE WC/DISABLED WC

FIRST FLOOR

OFFICE 6 (8.8m x 4.3m)

OFFICE 7 (9m x 4.3m)

KITCHEN/STAFF ROOM (3m x 2.5m)

WC

OFFICE 8 (9m x 8.9m)

OFFICE 9 (4.5m x 4.2m)

OFFICE 10 (4.4m x 3m)

OFFICE 11 (10m x 3.2m)

MALE & FEMALE WC's

OUTSIDE – To the front and rear there are approximately 12 car parking spaces.

RATEABLE VALUE – Vendor please confirm

VIEWING

Strictly by appointment through the sole selling agent, 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.

