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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

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THOMASWILLMAX.CO.UK

**3 & 4 ORIEL COURT, ASHFIELD ROAD
SALE, MANCHESTER M33 7DF
FOR SALE - £1.1 million or TO LET - £80,000 p.a.**



**MODERN OFFICE BUILDING OFFERING MAINLY OPEN PLAN
ACCOMMODATION OVER THREE FLOORS OF
APPROXIMATELY 536 SQ.M (5770 SQ.FT.)
16 CAR PARKING SPACES**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

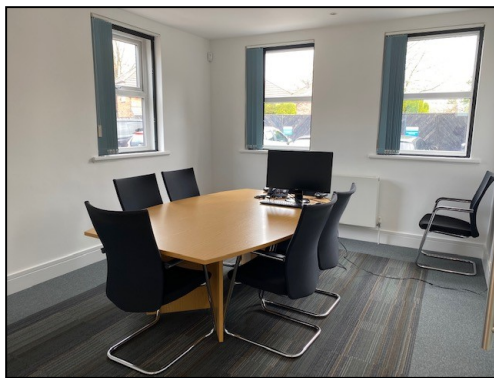
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DESCRIPTION

Situated in Sale Town Centre and just a few minutes drive from junction 7 of the M60 and M56 motorways connecting to national motorway networks, this office building offers modern accommodation over three floors with a mix of open plan and private offices along with boardroom and meeting rooms plus kitchen and WC facilities on the ground and first floors.

The ground floor is accessed via an aluminium glazed entrance door with intercom and security shutters which leads to an impressive reception area with fully glazed partitions accessing the board room and meeting rooms. Doors provide access to a kitchen/staffroom and male and female WC's. Open plan office to the rear with fitted stationary cupboards. The stairwell lobby benefits from a fire escape to the car park and access to the upper floors. The first floor is mainly open plan with three private offices, kitchen and WC and the second floor is open plan with one private office.

The building offers a total of 536 sq.m (5770 sq.ft.) and is networked throughout with gas central heating, fitted with a fire alarm and benefits from suspended ceilings with LED lighting, UPVc double glazing and air conditioning. To the rear there is a car park with 16 allocated spaces.



RATEABLE VALUE

(Vendor pls confirm)

VIEWING

Strictly by appointment through the sole selling/letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

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