

**UNIT 25, OLD WOOL LANE,
DEMMINGS ROAD INDUSTRIAL ESTATE,
CHEADLE, CHESHIRE SK8 2PS
FOR SALE - £250,000**



**GROUND FLOOR WAREHOUSE WITH FIRST AND
SECOND FLOOR OFFICES AND STORAGE
PROVIDING APPROXIMATELY 347 SQ.M. (3,736 SQ.FT.).**

ENTRANCE

Steel roller shutter entrance loading door measuring **2.2m wide x 2.6m high** leading through to ground floor

GROUND FLOOR WAREHOUSE (15.6m x 9.8m (maximum) (1,560 sq.ft.))

Open plan with two uPVC windows overlooking the front of the property with the benefit of external steel roller shutters, concrete flooring, wall mounted industrial gas blower, perimeter three phase electric points, range of ceiling lights, with door providing access to

WC

KITCHEN

Comprising stainless steel sink unit set into run of marble effect worktop with base units below and wall units above. Part tiled walls. Numerous power points. Ceiling light. uPVC obscured glazed window overlooking the front of the property.

FIRST FLOOR ACCOMMODATION

Steel staircase leading to

FIRST FLOOR MEZZANINE (11m x 4m (maximum) (550 sq.ft.))

With perimeter three phase and single phase power points. Range of ceiling lights. With staircase leading to

SECOND FLOOR (15.5m x 10m (1,626 sq.ft.))

With an eaves height of **4.2m** with windows overlooking the front and rear of the property, with the windows to the rear having the benefit of external steel roller shutters. Range of ceiling lights. The area has been stud partitioned to provide store rooms and offices.

OUTSIDE

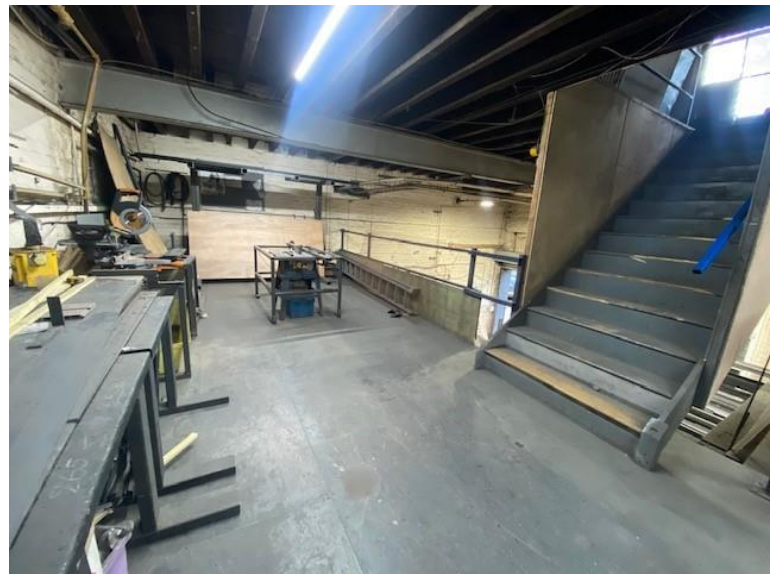
To the front of the property there is a vehicle right of way beyond which communal parking is available

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

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



EPC TO BE ADDED

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.