

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**155A NORTHENDEN ROAD
SALE MOOR, MANCHESTER M33 2HS
TO LET - £595 PCM
(inclusive of gas, electric and water)**



**FIRST FLOOR OFFICE
PROVIDING APPROXIMATELY 39 SQ.M (420 SQ.FT.)
WITH SHARED KITCHEN AND WC'S.
AVAILABLE ON FLEXIBLE LEASE TERMS.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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ENTRANCE

Communal glazed entrance door leading through to inner hallway with wall mounted fire alarm control panel. Central heating radiator and stairs to first floor providing access to kitchen and WC's and doors to

OFFICE 1 (5.5m x 4.8m)

uPVC double glazed windows overlooking the front of the property with the benefit of internal blinds. Central heating radiator with thermostatic control. LED strip ceiling lights and numerous perimeter power points and telephone points, door to

OFFICE 2 (4.2m x 3m)

Either accessed via separate door from landing area or via connecting door from office 1. With window overlooking the rear of the property with the benefit of internal blinds. Central heating radiator with thermostatic control. LED strip ceiling light. Numerous perimeter power points and telephone points.

COMMUNAL KITCHEN

Comprising sink unit set into run of marble effect worktop with range of cream fronted base and drawer units below with matching wall units above. Electric hob. Breakfast bar. Central heating radiator with thermostatic control and wall mounted boiler.

FEMALE WCS

MALE WCS

LEASE TERMS

Available on flexible lease terms to be agreed.

RATEABLE VALUE - £5,400 per annum

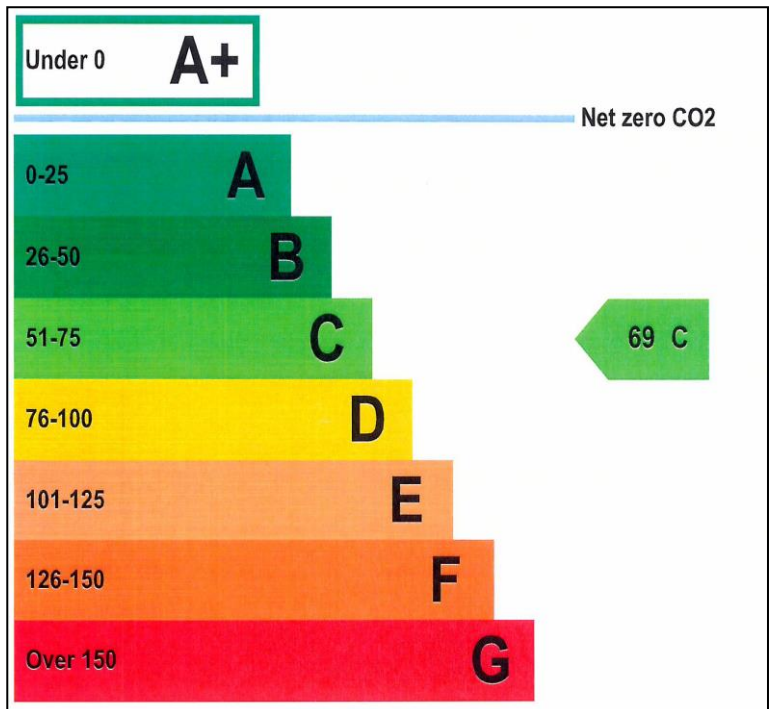
The property is currently listed on the Valuation Office website as having a rateable value of £5,400 We would advise any interested party to contact the local authority in order to confirm the business rates payable together with any small business rates relief to which they may be entitled.

VIEWING

Strictly by appointment through the sole 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.