

**4 STAMFORD ROAD  
BOWDON, CHESHIRE WA14 2JU  
TO LET – £575 PCM (all inclusive)**



**SECOND FLOOR OFFICE ROOM WITHIN  
SHARED BUILDING OFFERING  
FRONT OFFICE 22 SQ.M (240 SQ.FT.) - £575 PCM  
AVAILABLE ON A 12 MONTH RENEWABLE LICENCE  
AGREEMENT**

## ENTRANCE

Glazed entrance door leading to communal vestibule with further glazed door providing access to staircase leading to first floor landing with doors providing access to

## COMMUNAL KITCHEN

Comprising sink unit set into marble effect worktop with range of white fronted base units below and matching wall units above. Part tiled walls. Boiler. Fridge. Obscure glazed sash window overlooking the side of the property. Ceiling light.

## FEMALE WC

With wall mounted wash hand basin. Air extractor. Central heating radiator. Ceiling light.

## MALE WC

With wash hand basin. Ceiling light. Air extractor.

Staircase from first floor landing leading to 2<sup>nd</sup> floor leading to

## SECOND FLOOR FRONT OFFICE ROOM (5.3m x 4.2m) - £575 PCM

With range of fluorescent strip ceiling lights. Numerous perimeter radiators. Velux roof light plus additional uPVC double glazed window. Numerous power points. Telephone points.

## SECOND FLOOR REAR OFFICE ROOM (3.5m x 3.5m) - NOW LET

With fluorescent strip ceiling lights. Window overlooking the rear of the property. Perimeter power points. Central heating radiators.

## LEASE TERMS

Rent inclusive of all utilities, buildings insurance and cleaning of communal areas.

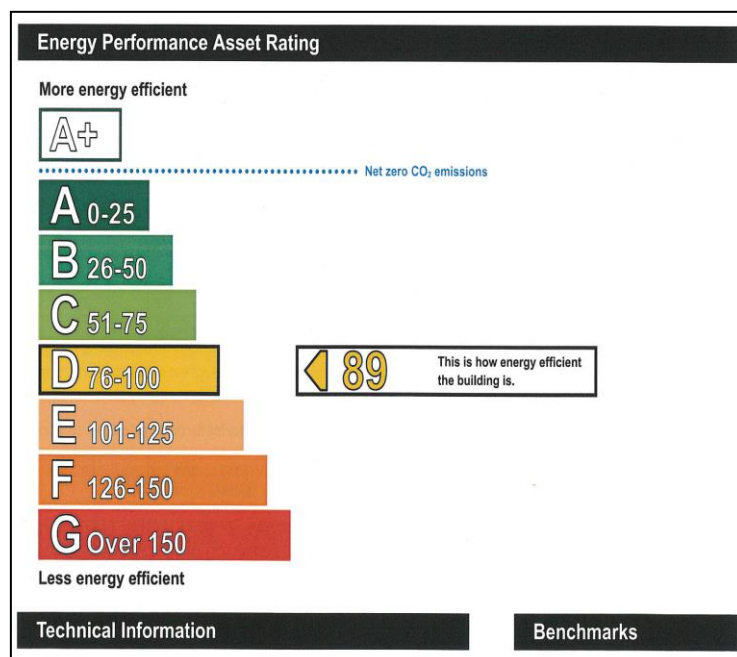
Both office rooms are available on 12 month licence agreements

## RATEABLE VALUE/RATES PAYABLE

Tenants responsible to pay for their own business rates, however they should qualify for small business rate relief.

## VIEWING

Strictly by appointment through 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.