

**THE COURTYARD, 60A WASHWAY ROAD
SALE, CHESHIRE M33 7RE
TO LET FROM – £14,400 P.A.**



**SECURE COURTYARD DEVELOPMENT
OFFERING OFFICE AND WORKSHOP UNITS
WITH COMMUNAL PARKING AREA.
AVAILABLE ON FLEXIBLE LEASE TERMS.**

DESCRIPTION

A gated secure courtyard development comprising of eight single storey units offering office and workshop units. The units form the perimeter of the site with communal central parking area. Each of the units are separately rated.

PARKING - Large forecourt for communal parking.

USE CLASS

The building falls under class "E" and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

LEASE TERMS

Available on flexible lease terms to be agreed

ENERGY PERFORMANCE CERTIFICATE

Energy rating E - Certificate number 0797-2538-8130-4600-2103

RATEABLE VALUE – Please see information below

VIEWING

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

UNIT	TYPE	SIZE	RENT P.A.	RATABLE VALUE	AVAILABILITY
Unit 1	Office	26.5 sq.m.	£7,200 p.a.	£1,800 p.a.	LET
Unit 2	Store/Workshop	20 sq.m.	£7,200 p.a.	£1,600 p.a.	LET
Unit 3	Store/Workshop	25 sq.m.	£7,200 p.a.	£2,000 p.a.	LET
Unit 4	Store/Workshop	30 sq.m.	£7,200 p.a.	£1,950 p.a.	LET
Unit 5	Store/Workshop	85.5 sq.m.	£7,000 p.a.	£4,100 p.a.	LET
Unit 6	Office	92.5 sq.m.	£12,000 p.a.	£10,250 p.a.	LET
Unit 7	Office	48.5 sq.m.	£7,200 p.a.	£5,200 p.a.	LET
Unit 8	Garage	61 sq.m.	£7,000 p.a.	£2,900 p.a.	LET
Unit 9/10	Office	52 sq.m.	£14,400 p.a.	TBC	Available



OFFICE 2 – 20 SQ.M



OFFICE 3 – 25 SQ.M



OFFICE 4 – 30 SQ.M



OFFICE 9 – 25 SQ.M



OFFICE 10 – 27 SQ.M

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.