

**ORCHARD HOUSE
PARK ROAD INDUSTRIAL ESTATE
TIMPERLEY, CHESHIRE WA14 5QH
TO LET - £65,000 P.A.**



**TWO STOREY BUILDING OFFERING APPROXIMATELY 414 SQ.M
(4,458 SQ.FT.) GROSS WITH CAR PARKING FOR 14 CARS.
SUITABLE FOR VARIETY OF USES INCLUDING OFFICE,
CONSULTING/MEDICAL, SPORT/RECREATION OR RETAIL**

ENTRANCE

Tiled porch with inset down lighters leading to double opening part glazed entrance doors leading through to

RECEPTION (7.2m x 4.8m)(maximum)

With staircase to first floor. Under stairs storage cupboard. Wall mounted fire control panel. Numerous ceiling lights. Power points and doors leading through to

OFFICE 1 (5.4m x 3.8m)

KITCHEN/STAFF ROOM (7m x 3.7m)

Comprising stainless steel 1 ½ bowl sink unit set into run of marble effect worktop with tiled splash back and base units below with matching wall units above.

MALE WC'S

FEMALE WC'S

SHOWER ROOM

STORE ROOM (3.4m x 2.3m)

OFFICE 2 (6.8m x 6.3m)

OFFICE 3 (3.8m x 2.9m)

OFFICE 4 (4m x 3.7m)

OFFICE 5 (7.5m x 6.9m)

OFFICE 6 (3.3m x 2.5m)

KITCHEN/STAFF ROOM (2.5m x 2.1m)

Comprising stainless steel 1 ½ bowl sink unit set into run of marble effect worktop with tiled splash back and base units below with matching wall units above.

OFFICE 8 (5.4m x 3.8m)

OFFICE 9 (10m x 6.9m)(maximum)

OFFICE 10 (3.8m x 3.2m)

Please note that all the above offices benefit from gas central heating. Three compartment trunking housing power points. False ceilings with inset LED panel lighting.

OUTSIDE TO THE FRONT

Parking is available for 14 cars.

RATEABLE VALUE

(Vendor pls confirm)

VIEWING

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

USE CLASS

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

ENERGY PERFORMANCE CERTIFICATE

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

**AWAITING INTERNAL
PHOTOGRAPH**

AWAITING EPC

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.