

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**UNIT 13B PARK ROAD INDUSTRIAL ESTATE
TIMPERLEY, CHESHIRE WA14 5QH**

TO LET - £15,000 P.A.



**FIRST FLOOR SUITE PROVIDING A MIXTURE OF OPEN PLAN
AND PERIMETER PART GLAZED PARTITIONED ROOMS,
KITCHEN, WC'S AND STORAGE
OFFERING APPROXIMATELY 122 SQ.M (1314 SQ.FT.)
PLUS PARKING FOR TWO CARS**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

ENTRANCE

Staircase providing access to Aluminium glazed entrance door with the benefit of intercom system leading through to inner hallway with wall mounted fire control system and burglar alarm control panel. Opening through to

RECEPTION/OPEN PLAN OFFICE 1 (6.2m x 4.5m)

With false ceiling with inset lighting. Wall mounted intercom answering phone. Hardwood flooring throughout with numerous perimeter power points. Wall mounted thermostat with stairs to first floor storage room and further doors providing access to

OFFICE 2 (2.9m x 2.6m)

Wooden flooring throughout. False ceiling with inset lighting. Numerous perimeter power points. Telephone points. Network points. With aluminium glazed complete with internal blinds overlooking the front of the building.

OFFICE 3 (2.7m x 2.5m)

Wooden flooring throughout. False ceiling with inset lighting. Numerous perimeter power points. Telephone points. Network points. With aluminium glazed complete with internal blinds overlooking the front of the building. Window overlooking of the side of the building.

OFFICE 4 (3.4m x 2.5m)

Wooden flooring throughout. False ceiling with inset lighting. Numerous perimeter power points. Telephone points. Network points. With aluminium glazed complete with internal blinds overlooking the front of the building. Window overlooking of the side of the building.

OFFICE 5 (2.6m x 2.6m)

Wooden flooring throughout. False ceiling with inset lighting. Numerous perimeter power points. Telephone points. Network points. With aluminium glazed complete with internal blinds overlooking the front of the building. Window overlooking of the side of the building.

OFFICE 6 (5.7m x 3.2m)

Wooden flooring throughout. False ceiling with inset lighting. Numerous perimeter power points. Telephone points. Network points. With aluminium glazed complete with internal blinds overlooking the front of the building. Window overlooking of the side of the building.

KITCHEN

Comprising stainless steel sink unit set into run of marble effect worktop with range of white glossed base and drawer units below. Matching wall units above. Fully tiled walls. Wall mounted water heater and space for fridge.

FEMALE WC

Comprising vanity unit with double bowl vanity unit. Fully tiled walls with two cubicles. Wall mounted towel dispenser and wall mounted hand dryer.

MALE WC

Vanity unit with inset bowl. Fully tiled walls. Two cubicles. Wall mounted hand dryer.

COMMS ROOM/STATIONERY ROOM (2.9m x 2.4m)

With false ceiling with inset lighting.

STORAGE ROOM

With staircase from reception/open plan office providing an additional 148 sq.ft

PARKING

Two allocated car parking spaces are included plus there is additional overflow parking.

SERVICE CHARGE

£140 per quarter/£560 p.a.

RATEABLE VALUE/RATES PAYABLE

(Vendor pls confirm)

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

Certificate – 1449-6988-1314-7094-5919

Energy Rating - D

The full EPC can 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.