

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

## CAIDAN HOUSE BUSINESS CENTRE, CANAL ROAD, TIMPERLEY, CHESHIRE WA14 1TD

**OFFICE SPACE - FROM £400 PCM plus VAT**



**BUSINESS SPACE TO RENT AVAILABLE ON RENEWABLE  
LICENCE AGREEMENTS INCLUSIVE OF GAS, ELECTRICITY,  
WATER, CLEANING & RECEPTION SERVICES.  
SUITABLE FOR OFFICE, STUDIO, MEDICAL, WORKSHOP.**

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## DESCRIPTION

Long established business centre situated on the canal side just a few hundred metres from Timperley metro link station, just off the A56 being the main road link to Altrincham town centre in one direction and Manchester city centre in the other.

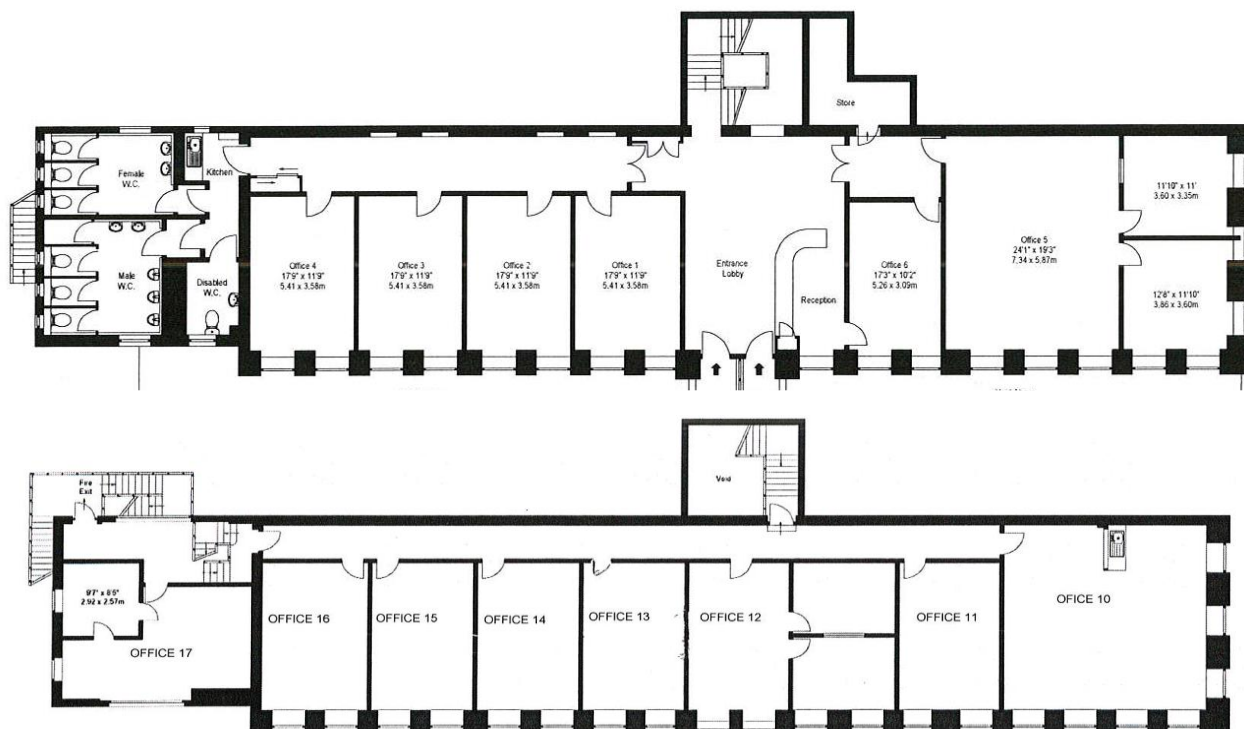
The business centre offers a mixture of business spaces suitable for office, studio, medical or workshop with communal kitchen and male and female WC's. All accessed from the reception area. The offices are available on renewable licence agreements and the rental figures are fully inclusive of rent/rates/heating/lighting/reception service/use of photocopying room. A telephone service is also available on a monthly rental. To the front of the building there is a large tarmac car park offering 26 car parking spaces.

## LEASE TERMS

Available on renewable licence agreements

## VIEWING

Strictly by appointment through the sole letting agent, 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.

**AVAILABILITY LIST**  
**CAIDEN HOUSE, CANAL ROAD,**  
**TIMPERLEY WA14 1TD**

UNIT	SIZE (sq.ft.)	AVAILABILITY	£ PCM plus VAT
<b>Basement</b>			
Workshop	477	LET	
Workshop	1,320	LET	
Store 1	280	LET	
Store 2	142	LET	
<b>Ground Floor</b>			
Room 1	205	AVAILABLE	£450 plus VAT
Room 2	201	LET	
Room 3	201	AVAILABLE	£450 plus VAT
Room 4	201	LET	
Room 5	757	LET	
Room 6	172	AVAILABLE	£400 plus VAT
<b>First Floor</b>			
Room 10	545	LET	
Room 11	217	LET	
Room 12/13	426	AVAILABLE	£1,500 Inclusive of VAT
Room 14	427	LET	
Room 15	217	LET	
Room 16	223	LET	
Room 17	308	LET	
Landing 1	322	LET	
Landing 2	406	LET	

