

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

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THOMASWILLMAX.CO.UK

## **MIDWEST HOUSE, UNIT 11 CROWN INDUSTRIAL ESTATE, CANAL ROAD TIMPERLEY, CHESHIRE WA14 1TF TO LET - £15,000 P.A.**



**FIRST FLOOR OFFICE PROVIDING  
APPROXIMATELY 77 SQ.M (829 SQ.FT.)  
COMPRISING 3 OFFICE AREAS AND WC. SUITABLE FOR  
OFFICE AND CONSULTING/MEDICAL USE**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

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

## ENTRANCE

Separate entrance through remote steel roller shutters. Modern staircase leading to

## OFFICE 1 (10.8m x 4.2m)

Windows to the front and back of the property. Air conditioning. Central heating radiator. Power points. Network points. With door leading onto

## OFFICE 2 (3.2m x 3.4m)

With windows overlooking the back of the property. Power points. CCTV. Fluorescent strip lighting. Suspended ceiling. Door to

## OFFICE 3 (4.6m x 3.4m)

Air conditioning. Window overlooking the railway line to the back of the property. CCTV. Power points. Network points. Laminate flooring.

## STORE ROOM

Air conditioning. Cloak room. Suspended ceiling. Fluorescent strip ceiling lights.

## WC (2.1m x 2.1m)

## RATEABLE VALUE

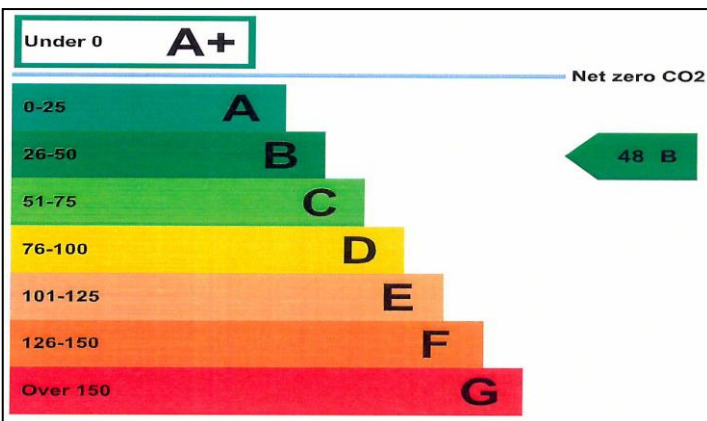
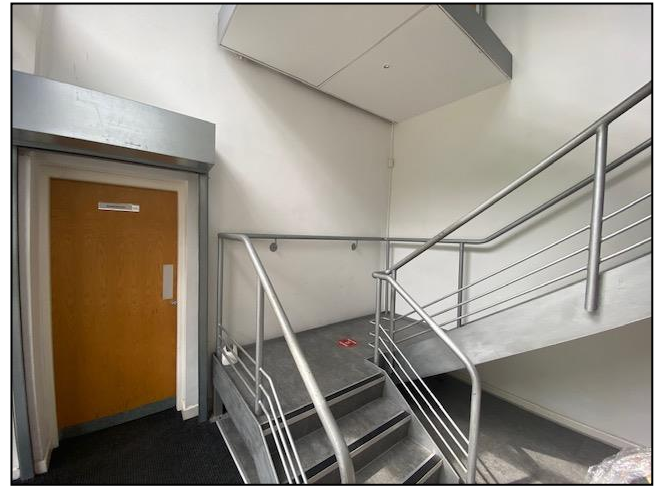
(Vendor pls confirm)

## VIEWING

Strictly by appointment through sole letting agents Thomas Willmax on 0161 905 3555

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will 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.