

**46A WILLOWTREE ROAD
HALE, CHESHIRE WA14 2EG
TO LET - £6,000 P.A.**



**OFFICE/STORAGE UNIT
APPROXIMATELY 435 SQ.FT.
COMPRISING OF 2 ROOMS, STORAGE CUPBOARD,
KITCHEN AND WC WITH PARKING TO THE SIDE.**

DESCRIPTION

Detached office/storage building providing a total of approximately 40.5 sq.m (435 sq.ft.). Accessed via a pedestrian entrance door with the benefit of external steel security shutter. The unit is split into two distinctive office/storage areas with kitchen and WC. To the side of the building there is hardstanding providing parking for 2 vehicles.

THE ACCOMMODATION COMPRISES

ENTRANCE

Hardwood entrance door. Steel roller shutter security blind leading through to

OFFICE/STORAGE AREA 1 (4.7m x 2.4m)

Central ceiling light. Alarm control panel. Alarm sensor. Numerous power points and telephone points. Opening to

OFFICE/STORAGE AREA 2 (4.6m x 4.5m)

Fluorescent strip ceiling lights. Alarm sensor and power points with door leading through to walk in storage cupboard. Window with external bars.

KITCHEN

With stainless steel sink set into run of worktop with hot water heater above and wall mounted unit. Power points. Central ceiling light and door through to

WC

WC with central ceiling light. Also houses water meter.

OUTSIDE

To the side of the building there is concrete hard standing allowing parking for 2 vehicles.

RATEABLE VALUE/RATES PAYABLE

(Vendor pls confirm)

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.

