

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

BANK HOUSE, 182-186 WASHWAY ROAD SALE, M33 6RN TO LET - £20,000



**PROMINENT SELF CONTAINED OFFICE PREMISES
WITH FIRST FLOOR OFFICE, WC & STORAGE ROOMS
IN TOTAL PROVIDING APPROX 117 SQ.M (1260 SQ.FT.).
SUITABLE FOR RETAIL, OFFICE, CONSULTING/MEDICAL
(USE CLASS E). TWO PARKING SPACES TO THE FRONT.**

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GROUND FLOOR (78sq.m. / 840 sq.ft)

ENTRANCE

Entered through a door to the side of the building off Barwick Place.

MAIN GROUND FLOOR OFFICE (9.5m x 7.8m)

With three large windows to the front elevation. False ceiling with inset panel lighting. Storage room. Built in storage cupboard housing meters. Air conditioning unit. Staircase leading to the first floor

DISABLED WC

WC with wall mounted wash hand basin, extractor fan, tiled walls and vinyl flooring.

FIRST FLOOR ACCOMMODATION (39sq.m. / 420 sq.ft)

LANDING

With staircase from ground floor and doors leading to

MAIN OFFICE ROOM

Air conditioning unit. Various ceiling lights. Eaves storage cupboards. Numerous power points. Separate storage room.

SERVER ROOM

Air conditioning unit. Ceiling lights. Numerous power points.

PARKING

Two parking spaces available to the front of the property.

LEASE TERMS

Available on new lease terms to be agreed.

BUSINESS RATES

The property is currently being split into two separate units and will need to be reassessed by Trafford Council.

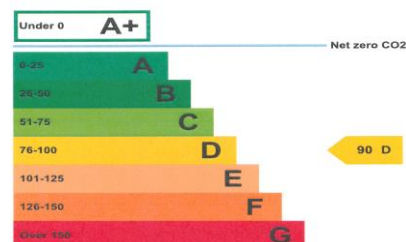
VIEWING

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



Energy rating and score

This property's energy rating is D.



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.