

**THE COACH HOUSE
24A MONTAGUE ROAD, SALE, CHESHIRE M33 3BU
TO LET - £7,800 P.A.**



**SELF CONTAINED MODERN OFFICE BUILDING
WITH KITCHEN AND SHOWER ROOM ON GROUND FLOOR.
OPEN PLAN OFFICE ON THE FIRST FLOOR.
AVAILABLE ON RENEWABLE LICENSE AGREEMENTS**

ENTRANCE

Hardwood glazed entrance door with the benefit of intercom system and external lighting leading through to

HALLWAY

With wall mounted electric heater. Numerous halogen down lighters. Wall mounted alarm control panel. Staircase leading to first floor office. Further doors providing access to

KITCHEN

Stainless steel sink unit set into run of marble effect worktop with range of base units below with matching wall units above. Part tiled walls. Hardwood double glazed window overlooking the front of the property. Numerous down lighters. Wall mounted electric heater.

SHOWER ROOM

Comprising of WC with wash hand basin with built in shower cubicle. Tiled walls and floors. Down lighters.

FIRST FLOOR ACCOMMODATION

Staircase leading to first floor landing with loft access hatch. Numerous down lighters. Hardwood double glazed window overlooking the front of the property. Storage area. Door providing access to

OPEN PLAN OFFICE (5.5m x 4.3m)

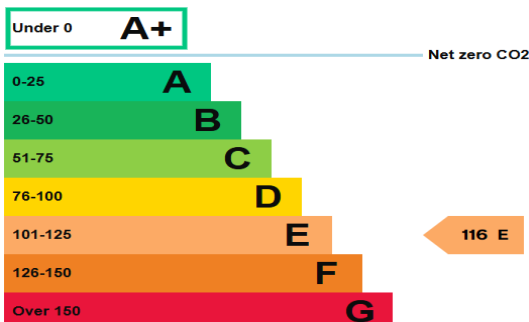
With two hardwood double glazed windows overlooking the front of the property and further hardwood double glazed window overlooking the side. Wall mounted electric heater. Numerous down lighters. Numerous power points. Alarm sensor. Wall mounted intercom.

BUSINESS RATES - TBC

The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

LEASE TERMS

Available on 12-month renewable licence agreements.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

AWAITING FOR
INTERNAL PHOTO



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.