

**UNIT 16, WILLAN TRADING ESTATE,
WAVERLEY ROAD, SALE
CHESHIRE, M33 7AY**

TO LET - £21,000 P.A. plus VAT exclusive



**TWO STOREY OFFICE BUILDING
WITH WORKSHOP/STORAGE
OFFERING APPROXIMATELY 183 SQ.M (1974 SQ.FT.)
WITH ALLOCATED ON SITE CAR PARKING.**

ENTRANCE

Hardwood glazed double opening entrance doors leading through to

RECEPTION (5.9m x 4m)

With suspended ceiling with LED lighting. Central heating radiator. Full height display windows to the front. Numerous power points. Doors providing access to

OPEN PLAN OFFICE (8.7m x 7.5m)

With uPVC double glazed windows with the benefit of internal steel roller shutter security blinds overlooking the front of the property. LED lighting. Central heating radiator. Numerous perimeter power points.

OFFICE 2 (4.2m x 2.9m)

With double opening doors from reception area with LED lighting. Central heating radiator and numerous perimeter power points.

FIRST FLOOR ACCOMMODATION

With return staircase from ground floor reception area leading to

OPEN PLAN OFFICE 3 (10.2m x 4.1m (maximum))

With suspended ceiling with inset LED lighting. Various uPVC double glazed windows with the benefit of internal roller shutter security blinds overlooking the front of the property. Central heating radiator. Numerous perimeter power points. Telephone points. Doors providing access to

OFFICE 4 (4.4m x 3.9m)

Suspended ceiling with LED lighting. Central heating radiator. Numerous perimeter power points. uPVC double glazed windows with the benefit of internal steel security blind overlooking the side of the property.

OFFICE 5 (4.5m x 3.2m)

With suspended ceiling with LED lighting. Central heating radiator. Window overlooking the rear of the property. Numerous perimeter power points. Glazed partition overlooking the open plan office 3.

OFFICE 6 (3.5m x 2.7m)

With suspended ceiling with LED lighting. Central heating radiator. uPVC double glazed windows with the benefit of internal steel roller shutter security blind overlooking the front of the property. Numerous perimeter power points.

KITCHEN/STAFFROOM

Stainless steel sink unit set into run of worktop with range of white fronted base units below and matching wall units above. Central heating radiator. Part tiled walls. Space for fridge.

MALE WC

FEMALE WC

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.

PARKING

To the front of the property there is a communal car park within which on-site parking will be made available.

RATEABLE VALUE/RATES PAYABLE

The property is listed on the Valuation Office website as having a rateable value of **£15,750 from 1st April 2026** with the current rate in the pound being applied for the rates payable. We would advise any interested party to contact the Local Authority in order to confirm the extent of any rates payable

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

Current Rating C - Certificate No: 0220-0138-5089-3991-9006
the full EPC can be made available to interested parties.

