

**UNIT 13 PARK ROAD INDUSTRIAL ESTATE
TIMPERLEY, CHESHIRE WA14 5QH
TO LET - £15,000 P.A.**



**OFFICE SUITE
WITH KITCHEN AND WC'S
OFFERING APPROXIMATELY 118 SQ.M (1270 SQ.FT.)
PLUS PARKING FOR FOUR CARS**

DESCRIPTION

A well-presented ground floor office suite available. The office is situated just off the A56 (Manchester Road) close to Altrincham town centre and within walking distance of the metro link, close to the M56 motorway and Manchester airport being just a short drive away.

ENTRANCE

Aluminium glazed entrance door with the benefit of intercom system leading through to inner hallway with wall mounted fire control system and burglar alarm control panel. Opening through to

MAIN OFFICE (98 sq.m./1055 sq.ft.)

KITCHEN

WC's

PARKING

Four allocated car parking spaces are included plus there is additional overflow parking.

SERVICE CHARGE

£140 per quarter/£560 p.a.

LEASE TERMS

Available on flexible lease terms to be agreed.

RATEABLE VALUE

The property is currently listed on the Valuation Office website as having a rateable value of **£9,900 p.a.** with the appropriate business rates multiplier to be applied for the business rates payable.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

Certificate – 9784-8335-0262-0486-9789

Energy Rating - C

The full EPC can be made available to interested parties.

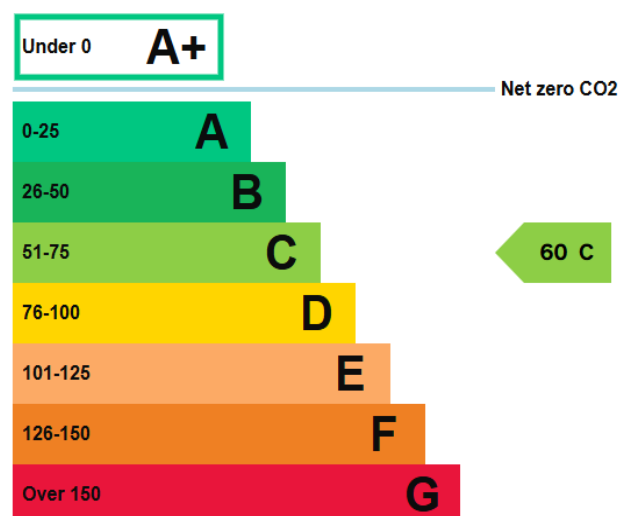
These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

INTERNAL PHOTO TO BE ADDED

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Energy rating and score

This property's energy rating is C.



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

The better the rating and score, the lower your property's carbon emissions are likely to be.