

UNIT 11-19, ATTENBURYS LANE TIMPERLEY, CHESHIRE WA14 5QE TO LET - £17,000 P.A.



**TWO STOREY OFFICE BUILDING WITH REAR STORE
PROVIDING APPROXIMATELY 170 SQ.M. (1830 SQ.FT.)
PLUS KITCHEN AREAS AND WC'S.
PARKING TO THE FRONT AND REAR.**

ENTRANCE

uPVC double glazed entrance door with the benefit of external steel roller shutter leading through to

RECEPTION (6.1m x 5.1m)

With false ceiling with inset LED lighting. Hardwood flooring. Perimeter central heating radiators. Numerous power points. Network points. Telephone points. Wall mounted fire control panel. Built in reception with inner hallway providing access to

OFFICE 1 (7.4m x 3.7m)

With false ceiling with inset LED lighting. Perimeter central heating radiators. Numerous power points. Network points. Telephone points.

KITCHENETTE

Comprising sink unit set on to base units with storage shelving above. Tiled splash back. Central ceiling light. Central heating radiator.

WC

WC with wall mounted wash hand basin, tiled splash back, ceiling light and air extractor.

STORAGE ROOM (5.2m x 4.3m)

With false ceiling with inset LED lighting. Perimeter power points. Telephone points. Window overlooking the rear with the benefit of internal security bars. With stairs leading to fire exit.

FIRST FLOOR ACCOMMODATION

Staircase from ground floor reception leading to first floor landing with false ceiling with inset LED lighting and door providing access to

OFFICE 2 (14.5m x 5.2m)

With false ceiling with inset LED lighting. Perimeter central heating radiators. Power points. Telephone points. Network points. Wall mounted air conditioning unit. Windows overlooking the rear with the benefit of external security bars.

OFFICE 3 (4m x 3.5m)

With inset LED down lighters. Central heating radiator. Power points. Telephone points. Network points. uPVC window overlooking the front with door providing access to

WALK IN BOILER/SERVICE ROOM

KITCHENETTE

Comprising stainless steel sink unit set in to run of marble effect work top with base units below and matching wall units above. Part tiled walls. Ceiling light.

WC

WC with separate cloaks area with wall mounted wash hand basin with tiled splash back. Ceiling lights. Air extractor.

OUTSIDE

To the front of the property there is hardstanding with parking for 3 cars with a service road running to the rear of the unit giving access to the rear fire exit/loading door with further car parking space.

RATEABLE VALUE - £13,250 PER ANNUM

The property falls under the threshold allowing for small business rate relief however further enquiries should be made with the local authority.

VIEWING

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



AWAITING EPC

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.