

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**FIRST FLOOR, 4 - 6 COPSON STREET,  
WITHINGTON, MANCHESTER M20 3HE  
TO LET - £20,000 P.A.**



**FIRST FLOOR OFFICES  
COMPRISING OF FIVE INDIVIDUAL ROOMS,  
KITCHEN AND DISABLED WC.  
PROVIDING A TOTAL 148.5 SQ.M. (1,600 SQ.FT.)  
SHARED PARKING TO THE REAR.**

THOMAS WILLMAX LIMITED  
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## DESCRIPTION

This property is ideally located in the centre of Withington Village, and is surrounded by a variety of other businesses.

## FIRST FLOOR

The first floor accommodation is accessed from the entrance to the front of the building and comprises of

OFFICE 1 (3.2m x 3.2m)

OFFICE 2 (3.4m x 2.4m)

OFFICE 3 (3.6m x 3.3m)

STORE ROOM (1.6m x 1m)

OFFICE 4 (4.6m x 3.8m)

OFFICE 5 (2.9m x 2.4m)

KITCHEN (3.2m x 2m)

WC (1.8m x 1.1m)

STORE ROOM (2.8m x 1.6m)

DISABLED WC (2.7m x 1.3m)



## SECOND FLOOR

OFFICE ROOM 1

OFFICE ROOM 2

## OUTSIDE

The front of the property benefits from an access ramp with wrought iron hand rail leading to the front door.

To the rear of the property is a shared car park plus an area for bin storage.

## BUSINESS RATES - TBC

## VIEWING

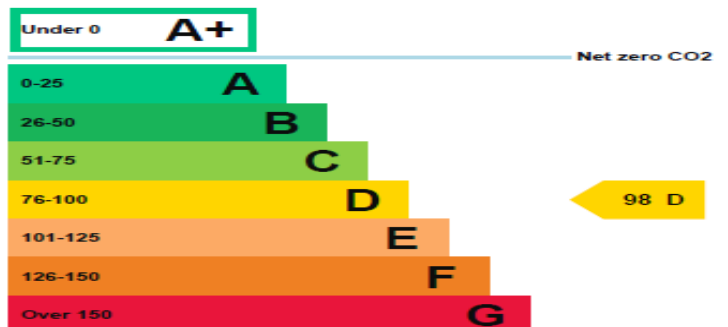
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

## ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

## 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.