

**21B GREEN LANE,
ASHTON-ON-MERSEY, SALE M33 5PN
FOR SALE - £245,000**



**RECENTLY DEVELOPED TO A HIGH STANDARD.
LARGE REAR OFFICE & WORKSHOP
WITH KITCHEN AND WC
PROVIDING APPROXIMATELY 88.5 SQ.M. (953 SQ.FT.).**

21b GREEN LANE – Providing Approx 63.1 sq.m. (679 Sq.ft.). Plus Entrance Area of 25.4sq.m. (273 sq.ft.) Currently vacant - ERV of £25,000 P.A.

Newly renovated offices with workshop. Accessed from the rear of the building via a right of way. Metal security doors leading through to a storage/workshop area and further metal double security doors leading to offices and a storage area. Nas Server with security cameras. Security alarm. Heating & cooling air conditioning system. Cat 7 Ethernet points in trunking throughout. Trunking also housing numerous power points. Fire alarm system. False ceiling with inset panelling lighting. Separate fitted kitchen and breakfast bar/break area. Separate WC.

BUSINESS RATES/RATEABLE VALUE:

21b Green Lane – Rateable value £8,300

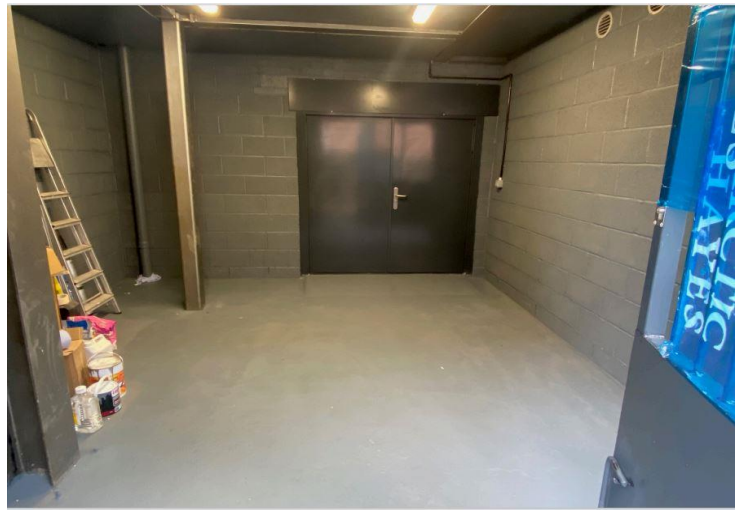
VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

The full EPCs can be made available to interested parties.

21B Green Lane – Current Rating A
Cert No: 0880-8952-3349-2351-3795



Energy rating and score

This property's energy rating is A.

