

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**100 SCHOOL ROAD
SALE M33 7XB**

TO LET – £450 PCM PLUS VAT

(Inclusive of Utilities and Business Rates)



**FIRST FLOOR OFFICE IN SALE TOWN CENTRE
OFFERING APPROXIMATELY 13 SQ.M. (139.6 SQ.FT.)
INCLUSIVE OF UTILITIES AND BUSINESS RATES.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

ENTRANCE

Accessed via a staircase to the rear of the property, leading to a tiled landing with doors providing access to

OFFICE TWO (3.78m x 3.43m)

Double glazed window overlooking the rear of the property with the added benefit of internal security blinds. Numerous power points. Wall mounted air conditioning unit. Range of ceiling lights.

SHARED WC

INCLUDES

Rent is inclusive of heating, lighting, business rates and buildings insurance.

Please note the rent is subject to VAT.

LEASE TERMS

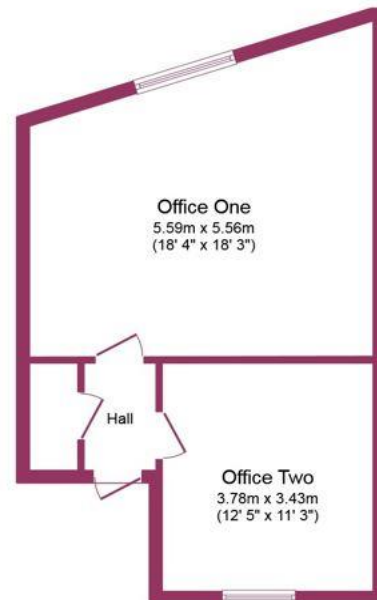
Available on flexible lease terms to be agreed

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

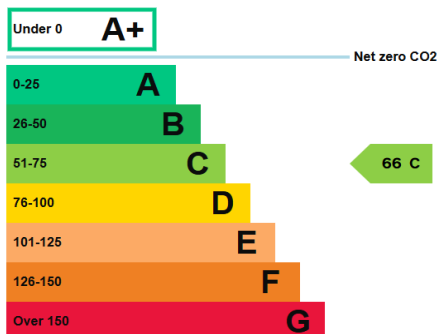
The full EPC can be made available to interested parties.



Floor Plan

Energy rating and score

This property's energy rating is C.



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.