

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**153A NORTHENDEN ROAD  
SALE MOOR, MANCHESTER M33 2HS  
TO LET - £16,000 P.A.**



**FIRST & SECOND FLOOR OFFICE SUITE  
PROVIDING APPROXIMATELY 91.8 SQ.M (989 SQ.FT.)  
COMPRISING FOUR OFFICE ROOMS  
WITH KITCHEN AND WC'S.  
AVAILABLE ON FLEXIBLE LEASE TERMS.**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

info@thomaswillmax.co.uk  
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## ENTRANCE

Entered from the ground floor via a glazed entrance door leading through to inner hallway with wall mounted fire alarm control panel. Central heating radiator and stairs to first floor

## FIRST FLOOR

### OFFICE 1 (5.4m x 4.7m)

Two uPVC double glazed windows overlooking the front of the property. Central heating radiator. Ceiling lights and perimeter power points



### OFFICE 2 (4.2m x 3.0m)

Obscured uPVC double glazed window overlooking the rear of the property. Central heating radiator. Ceiling lights and numerous perimeter power points



### WC 1

WC with wall mounted wash hand basin and ceiling light. Obscured glazed window overlooking the side.

### WC 2

WC with wall mounted wash hand basin, extractor fan and ceiling light.

## KITCHEN

uPVC double glazed window. Sink unit set into run of marble effect worktop with range of base and drawer units below with matching wall units above. Electric hob. Breakfast bar. Central heating radiator. Wall mounted boiler.



## SECOND FLOOR

### OFFICE 3 (5.4m x 4.7m)

uPVC double glazed window overlooking the front of the property. Central heating radiator. Ceiling lights and perimeter power points

### OFFICE 4 (4.2m x 3m)

uPVC double glazed window overlooking the rear of the property. Central heating radiator. Ceiling lights and perimeter power points

## LEASE TERMS

Available on flexible lease terms to be agreed.

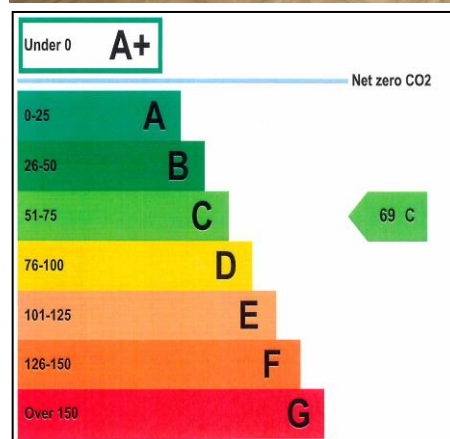
## RATEABLE VALUE - TBC

## VIEWING

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

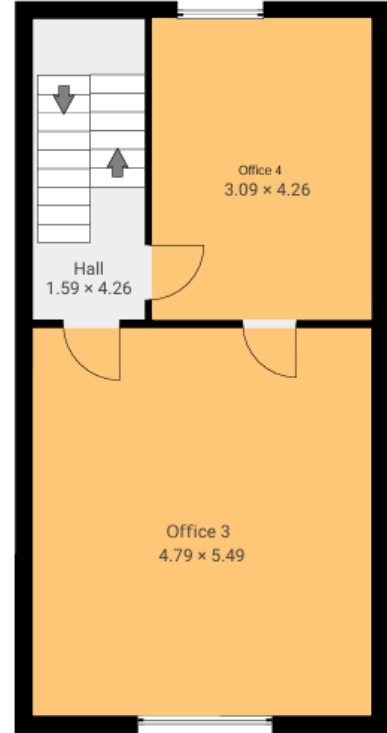
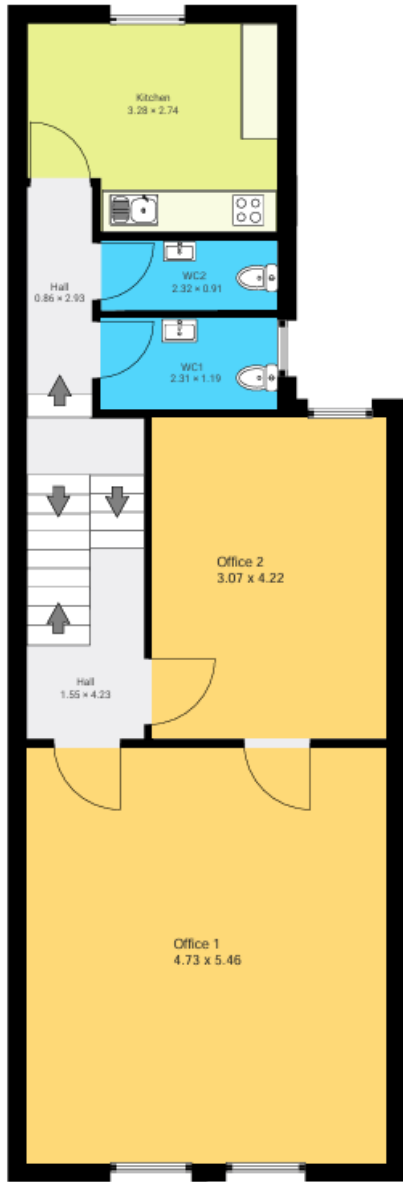
## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



▼ First Floor 153A Northendon

▼ Second Floor 153A Northendon



The floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements are approximate only. Openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement or contract. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspections.

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