

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**155A NORTHENDEN ROAD
SALE MOOR, MANCHESTER M33 2HS
TO LET - £10,200 P.A.**



**FIRST FLOOR OFFICE SUITE
COMPRISING TWO OFFICE ROOMS
WITH KITCHEN, SHOWER ROOM AND WC.
PROVIDING APPROXIMATELY 52.3 SQ.M (564 SQ.FT.)
AVAILABLE ON FLEXIBLE LEASE TERMS.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

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ENTRANCE

Communal glazed entrance door leading through to inner hallway with wall mounted fire alarm control panel. Central heating radiator and stairs to first floor and doors to

OFFICE 1 (5.5m x 4.8m)

uPVC double glazed windows overlooking the front of the property. Central heating radiator. Power points and door leading through to

OFFICE 2 (4.2m x 3m)

Either accessed via separate door from landing area or via interconnecting door from Office 1 . Window overlooking the rear of the property. Central heating radiator. Power points.

KITCHEN

Comprising sink unit set into run of worktop with range of base and drawer units below with matching wall units above. Electric hob. Breakfast bar. Central heating radiator. Wall mounted boiler.

WC

SHOWER ROOM

LEASE TERMS

Available on flexible lease terms to be agreed.

RATEABLE VALUE - £5,400 per annum

The property is currently listed on the Valuation Office website as having a rateable value of £5,800 We would advise any interested party to contact the local authority in order to confirm the business rates payable together with any small business rates relief to which they may be entitled.

VIEWING

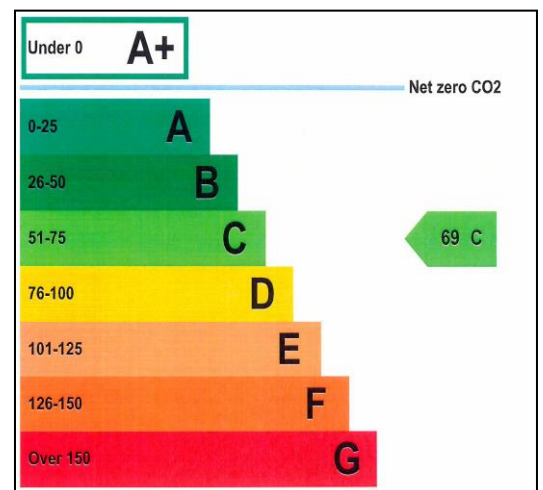
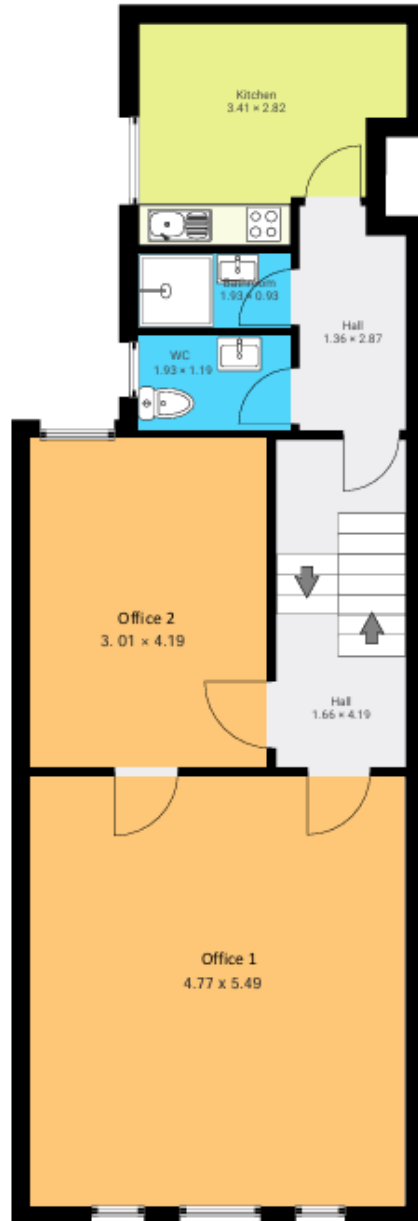
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

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



▼ First Floor 155A 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.

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.