

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

## THE COURTYARD, 60A WASHWAY ROAD SALE, CHESHIRE M33 7RE TO LET FROM – £9,000 P.A.



**SECURE COURTYARD DEVELOPMENT  
OFFERING OFFICE AND WORKSHOP UNITS  
WITH COMMUNAL PARKING AREA.  
AVAILABLE ON FLEXIBLE LEASE TERMS.**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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## DESCRIPTION

A gated secure courtyard development comprising of eight single storey units offering office and workshop units. The units form the perimeter of the site with communal central parking area. Each of the units are separately rated.

**PARKING** - Large forecourt for communal parking.

## USE CLASS

The building falls under class "E" and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

## LEASE TERMS

Available on flexible lease terms to be agreed

## ENERGY PERFORMANCE CERTIFICATE

Energy rating E - Certificate number 0797-2538-8130-4600-2103

**RATEABLE VALUE** – Please see information below

## VIEWING

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

UNIT	TYPE	SIZE	RENT P.A.	RATABLE VALUE	AVAILABILITY
Unit 1	Office	26.5 sq.m.		£2,300	LET
Unit 2	Store/Workshop	20 sq.m.		£2,425	LET
Unit 3	Store/Workshop	25 sq.m.	£9,000 p.a.	£2,500	AVAILABLE 1 <sup>ST</sup> JULY 26
Unit 4	Store/Workshop	30 sq.m.		£2,450	LET
Unit 5	Store/Workshop	74.32sq.m.		£5,500	LET
Unit 6	Office	92.5 sq.m.		£10,500	LET
Unit 7	Office	48.5 sq.m.		£5,400	LET
Unit 8	Garage	61 sq.m.		£3,850	LET
Unit 9/10	Office	52 sq.m.		TBC	LET



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.