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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

# JAMES HOUSE, 8 BRITANNIA ROAD
# SALE, M33 2AA

## TO LET FROM - £375 PCM




**RANGE OF RECENTLY REFURBISHED OFFICE SUITES AND A WORKSHOP.**
**WITH SHARED KITCHEN, WC'S AND PARKING SPACE.**
**AVAILABLE ON FLEXIBLE LEASE TERMS TO BE AGREED**
**INCLUSIVE OF HEATING, LIGHTING AND WATER.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH
TEL: 0161 905 3555
FAX: 0161 905 3999
info@thomaswillmax.co.uk
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## DESCRIPTION

Situated on the edge of Sale Town Centre and just off the A56, close to both the M60 and M56 motorways providing good network links.

James House offers a range of office rooms from 98 sq.ft.to 318 sq.ft. which benefit from with shared Kitchen and WC facilities and a single workshop with its own WC.

Tenants are offered the flexibility with licence agreements from 12 months with a deposit required and rent payable monthly in advance. The rents quoted for the offices include heating, lighting and water.

| FLOOR | ROOM NO | TENANT | APPROX SQ.FT. | RENT P.C.M. |
|---|---|---|---|---|
| **GROUND** | OFFICE 1 | VACANT | 98 | £375 |
| | OFFICE 2 | OCCUPIED | 179 | £ |
| | OFFICE 3 | OCCUPIED | 156 | £ |
| | INDUSTRIAL UNIT WITH WC | OCCUPIED | 362 | £ |
| | | | | |
| **FIRST** | OFFICE 5 | OCCUPIED | 174 | £ |
| | OFFICE 6 | OCCUPIED | 138 | £ |
| | OFFICE 7 & 8 (Combined) | OCCUPIED | 318 | £ |
| | OFFICE 9 | AVAILABLE | 270 | £550 |
| | | | | |










These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax not 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.

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