

**UNIT 1B, 197–201 CROSS STREET
SALE, CHESHIRE M33 7JR
TO LET - £18,000 P.A.**



**HIGH SPECIFICATION NEWLY REFURBISHED OFFICE SUITE
OFFERING 114 SQ.M (1225 SQ.FT.)
WITH KITCHEN, MALE AND FEMALE WC'S
PARKING FOR 4 CARS
POSITIONED NEXT TO JUNCTION 7 OF THE M60
MOTORWAY**

ENTRANCE

Composite entrance door with the benefit of external steel roller shutter and CCTV leading through to refurbished office suite providing a total of 114 sq.m (1228 sq.ft.).

OPEN PLAN OFFICE 1/MEETING AREA (8.9m x 6.1m)

Feature steel trusses with numerous pendant light fittings. Perimeter wall mounted radiators and power points. Washed grey wood effect flooring. Wall mounted alarm control panel and CCTV monitor and TV. Communications cupboard. Bike storage area.

Built in fitted kitchen area comprising stainless steel sink unit set into worktop with range of charcoal base and drawer units below and matching wall units above.

Four perimeter offices with fully glazed partitions overlooking the open plan office/meeting area. All the above offices having inset LED down lighters. Perimeter power points. Telephone points and network points. Feature central heating radiators.

OFFICE 2 (3.6m x 3m)

OFFICE 3 (3.8m x 2.8m)

OFFICE 4 (3.9m x 3m)

OFFICE 5 (3.9m x 2.7m)

MALE WC

Comprising wash hand basin set onto vanity unit with heated chrome towel rail and WC. LED down lighters with air extractor.

FEMALE WC

Wash hand basin with drawer units below. Heated towel rail and WC. LED down lighters and air extractor. Cupboard housing combi boiler.

OUTSIDE

To the front of the unit there is hardstanding with four allocated car parking spaces.

RATEABLE VALUE - £7,800 per annum

The property is currently listed on the Valuation Office website as having a rateable value of £7,800 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.



AWAITING EPC

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.