thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

OFFICE 4 & 2, UNIT 15 ATTENBURYS LANE, TIMPERLEY WA14 5QE

TO LET FROM - £12,000 P.A.

(INCLUSIVE OF UTILITIES, INTERNET, COMMUNAL CLEANING)



REFURBISHED OFFICE BUILDING OFFERING TWO OFFICE SUITES

OFFICE SUITE 4 – 96 SQ.M. / 1,034 SQ.FT. - £25,000 P.A.
OFFICE SUITE 2 – 43 SQ.M. / 463 SQ.FT. - £12,000 P.A.

AVAILABLE ON FLEXIBLE LEASE TERMS
INCLUSIVE OF UTILITIES, INTERNET, COMMUNAL CLEANING, AND ALLOCATED PARKING.

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

DESCRIPTION

Situated just five minutes' walk from Timperley Metrolink station and with shared onsite parking.

The well-presented first floor offices at Unit 15 Attenburys Lane offer suites on an all-inclusive basis with shared kitchen and WC's. The offices benefit from central heating, air conditioning, double glazing and intercom.

Rent quoted includes gas, electric, water, building insurance, internet, tea & coffee facilities and communal cleaning.

ENTRANCE

With access from the ground floor entrance door to the front of the property

FIRST FLOOR – SUITE 4 - £25,000 P.A.
Measuring Approximately 1,034 sq.ft.

Main Open Plan Office (9.0m x 8.0m)

Directors Office (9.0m x 8.0m)

Boardroom (4.4m x 4.2m)

Shared Kitchen

Shared WC

Parking - 4 car parking spaces available

FIRST FLOOR – SUITE 2 - £12,000 P.A.
Measuring Approximately 463 sq.ft.

Main Office (9.07m x 8.80m)

Kitchen

WC

Parking – 2 car parking spaces available

BUSINESS RATES

To be confirmed by the local authority

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE
The full EPC can be made available to interested parties.



Office 4



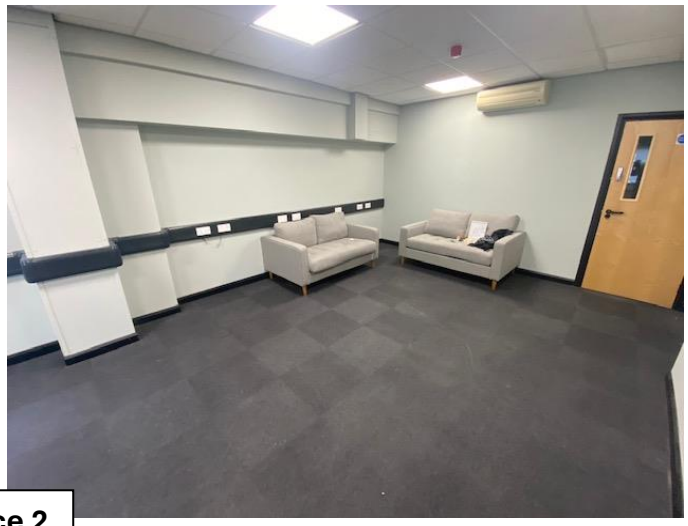
Office 4



Office 4

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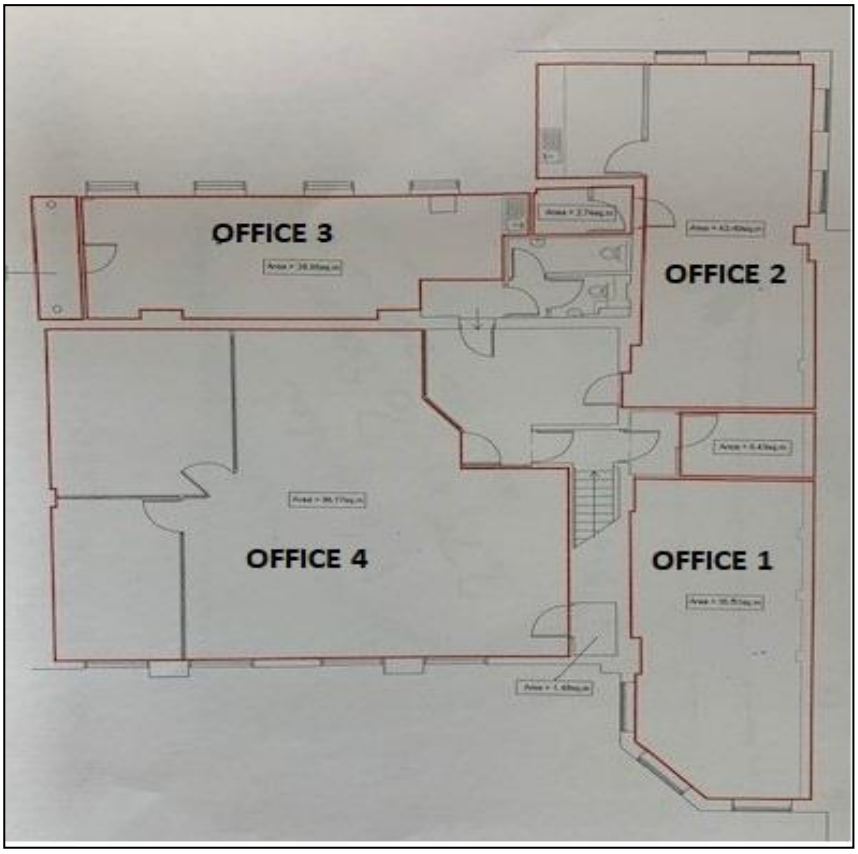




Office 2

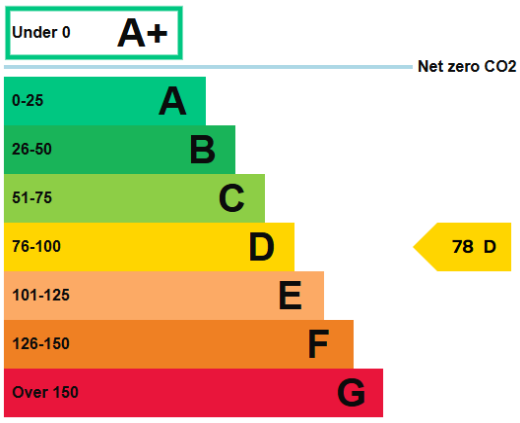






Energy rating and score

This property's energy rating is D.



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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