thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

127B OSWALD ROAD, CHORLTON, MANCHESTER M21 9GE

TO LET - £9,600 P.A.



SINGLE STOREY UNIT
SUITABLE FOR OFFICE, WORKSHOP OR RETAIL.
COMPRISING OPEN PLAN AREA, OFFICE & WC.
PROVIDING APPROXIMATELY 44 SQ.M. (473.8 SQ.FT.)
WITH 1 CAR PARKING SPACE.

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

ENTRANCE

Entered through a hardwood entrance door with the benefit of external steel roller shutter. Leading through to

OFFICE/WORKSHOP/RETAIL AREA (6.3m x 4.8m)

Open plan area. Window with the benefit of external security bars. Fluorescent strip ceiling lights. Perimeter power points. Laminate flooring. With doors leading through to

OFFICE (2.3m x 2.3m)

With perimeter power points. Wall mounted electric heater. Fluorescent strip light. Internal window. Perimeter power points. Laminate flooring.

WC

WC with wall mounted wash hand basin. Obscured window with external security bars. Tiled floor.

OUTSIDE

To the front of the property there is a walled perimeter with double gates leading to a paved pathway.

There is parking for 1 car.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £5,700 p.a. from 1st April 2026. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

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.







EPC TO BE ADDED

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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