



## 2, Bridgewater Court, Barsbank Lane, Lymm, WA13 0ER

### First Floor Serviced Office Suite

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	200 sq ft / 18.58 sq m
<b>Rent</b>	£636 per month
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Lovely Working Environment
- High Quality Serviced Office
- Close to Lymm Village Centre
- Parking Available (Subject to Negotiation)
- Close to M6/M56 Motorway Junction

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## Description

Bridgewater Court is an attractive development of 5 self-contained office buildings built of Cheshire brick with tiled roofs and arranged around a central courtyard.

The available suite is the first floor section of building 2. It comprises an open plan office area that provides a light and pleasant working environment. The suite comfortably accommodates 3 workstations.

The kitchen and toilets are shared with the ground floor tenant.

One parking space is included and additional spaces are available subject to cost and availability.

Desks and chairs are included and the suite is available immediately.

Location Bridgewater Court is located close to the centre of Lymm Village, which contains excellent shopping and restaurant facilities.

It is situated 2 miles from the M56/M6 Interchange and a 15 minutes drive from Manchester International Airport.

Warrington and Altrincham Town Centres are within a 15-minutes drive time.

Accommodation Net Internal Area 18.6 m 200 ft Services All mains services are connected.

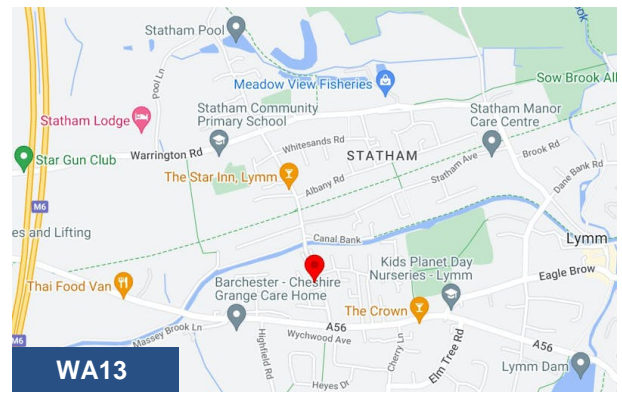
The building contains gas-fired central heating.

Rates Included.

Lease Terms The suite is available by way of a Tenants Full Repairing and Insuring Lease for a flexible term.

Rental £636 pcm plus VAT, all inclusive except phone and broadband.

Contact: Rob Bates



## Viewing & Further Information



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