



## Telegraph Road, Heswall, CH60 0AD

£10,000 P.A

\*\*\* Prime Location - Stunning & Modern Office Space - First Floor Office \*\*\*

Hewitt Adams is delighted to offer TO LET, this fantastic First Floor office space in the heart of Heswall.

Located above the popular Concept Mortgages, on Telegraph Road, Heswall.

The unit is located on the first floor, and benefits from it's own private entrance, and there is the option to install street signage, which would be highly visible.

The property has been recently refurbished, and is presented in immaculate condition, benefiting from air conditioning, from a heat pump system and low voltage LED lighting, in brief the unit consists of: Private Entrance, main office space, meeting room with stylish crittal doors, WC and a Kitchen, along with a storage cupboard.

There is Parking outside, but this is shared with the office below, and works on a first come first served basis.

Due to location, size and style of this unit, it would ideally suit a financial advisors, accountants, solicitors, marketing or IT company.

www.hewittadams.co.uk	A: 20 Pensby Road, Heswall, CH60 7RE	T: 0151 342 8200
Hewitt Adams Ltd. Registered in England	Company Reg No: 09987691	Company VAT No: 249324300

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Additional Information

Available Now

No Business Rates

Rent -£10,000 P/A Plus Bills

Deposit - 3 Months Rent

EPC - Has Been Ordered

Viewings

Please contact Christian the owner directly -

0151 342 3084

christian@conceptmortgages.net

Furniture

The furniture show in the photos, can be purchased by way of separate agreement.

