

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**176 WASHWAY ROAD, SALE,
MANCHESTER M33 6RH
TO LET - £15,000 P.A.
plus £250 pcm to cover the gas, electric, water
and buildings insurance**



**FIRST FLOOR SELF CONTAINED OFFICE SUITE WITH
RECEPTION, KITCHEN/STAFF ROOM AND WC
PROVIDING APPROXIMATELY 71 SQ.M. (775 SQ.FT.).
PLUS GROUND FLOOR STORAGE UNIT
42 SQ.M (450 SQ.FT.) PARKING FOR 2 CARS.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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www.thomaswillmax.co.uk

GROUND FLOOR STORAGE UNIT (42 sq.m/450 sq.ft.)

FIRST FLOOR OFFICE SUITE

RECEPTION (4.5m x 2m)

With inset down lighters. Central heating radiators. Separate access to the front of the property with doors providing access to

KITCHEN/STAFFROOM (3.4m x 2.9m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of white gloss fronted base and drawer units below with matching wall units above. Part tiled walls. Numerous power points. Fluorescent strip ceiling light. Storage cupboard.

WC

WC with wash hand basin with part tiled walls with central heating radiator. Ceiling light and obscure double glazed windows overlooking the front of the property.

VESTIBULE (1.9m x 1.4m)

OFFICE 1 (3.6m x 3.1m)

With uPVC double glazed window overlooking the side of the property. Ceiling light. Central heating radiator. Numerous power points. Network points. Built in stationery cupboard. Doors providing access to

OFFICE 2 (3m x 2.5m (maximum))

uPVC double glazed window overlooking the side of the property. Central heating radiator. Power points. Network points. Ceiling light.

OFFICE 3 (2.8m x 2.5m)

uPVC double glazed window overlooking the side of the property. Central heating radiator. Power points. Network points. Ceiling light.

OFFICE 4 (2.4m x 2.1m)

uPVC double glazed window overlooking the side of the property. Central heating radiator. Power points. Network points. Ceiling light.

OFFICE 5 (5.7m x 3m)

uPVC double glazed window overlooking the front and the side of the property. Central heating radiator. Power points. Network points. Ceiling light.

OUTSIDE

To the front of the property there is hardstanding with 2 spaces allocated to the suite.

RATEABLE VALUE - (Vendor please confirm)

SERVICE CHARGE

The ingoing tenants are to pay £250 pcm to cover the gas, water, electric and buildings insurance.

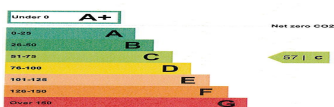
VIEWING

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



Energy efficiency rating for this Property

This property's current energy rating is C.



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.