

# thomas · willmax

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THOMASWILLMAX.CO.UK

**19 BOOTH'S HILL ROAD  
LYMM, CHESHIRE WA13 0DJ  
TO LET - £9,600 P.A.**



**SELF CONTAINED FIRST FLOOR OFFICE SUITE  
COMPRISING THREE OFFICES,  
KITCHEN/STAFFROOM AND WC.  
PROVIDING APPROXIMATELY 87 SQ.M. (934 SQ.FT.).  
WITH PARKING FOR FIVE CARS.**

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

Self contained office suite on the edge of Lymm village providing approximately 87 sq.m. (934 sq.ft.). The offices are presented to a good standard and benefit from intercom entry, data networking throughout and red care alarm system along with double glazing and central heating. There is also a private car park for five cars.

## ENTRANCE

Hardwood entrance door with the benefit of intercom. Leading through to a vestibule with wall mounted alarm control panel. Cupboard housing electric meter and gas meter. Central heating radiator. With staircase leading to

## OPEN PLAN OFFICE 1 (7m x 4.6m)

With range of fluorescent strip ceiling lights. uPVC double glazed windows overlooking the front of the property. Cupboard housing combi boiler. Perimeter central heating radiators. Perimeter power points. Telephone points. Network points. With door leading through to

## OFFICE 2 (8m x 3.9m (average))

With uPVC double glazed windows overlooking the side and rear of the property. Perimeter central heating radiators. Perimeter power points. Telephone points. Network points.

## OFFICE 3 (4m x 3.7m (maximum))

With fluorescent strip ceiling lights. uPVC double glazed windows overlooking the rear. Central heating radiators. Perimeter power points. Telephone points. Network points.

## KITCHEN/STAFFROOM (3.2m x 2.1m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of white fronted base units below and matching wall units above. Part tiled walls. Integrated fridge. Ceiling light. uPVC double glazed window overlooking the rear. Central heating radiator. Power points. Network points. Tiled flooring.

## WC

WC with wall mounted wash hand basin and tiled splash back. Ceiling light. Air extractor. Central heating radiator. Tiled flooring.

## LOFT STORAGE (8.5m x 2.3m)

Accessed via a Slingsby ladder from open plan office 1. Providing boarded dry storage. Fluorescent strip ceiling lights. Power points.

## OUTSIDE

To the side of the property there is a tarmac car park providing 5 car parking spaces.

## RATEABLE VALUE £10,500

## SERVICE CHARGE £60 pcm

## VIEWING

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

## ENERGY PERFORMANCE CERTIFICATE – Current Rating C

Certificate No: 0543-5305-7513-2570-7409

The full EPC can be made available to interested parties.



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.