

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**NETWORK HOUSE  
DANEFIELD ROAD, SALE, M33 7PL  
TO LET FROM - £750 PCM  
(available on an all inclusive basis)**



**FIRST FLOOR ROOM SUITABLE FOR CONSULTING/MEDICAL PRACTICE OR OFFICES WITHIN A PERSONAL TRAINING/GYM FACILITY AVAILABLE TO RENT ON FLEXIBLE LEASE TERMS.**

**ROOM 2 389 SQ.FT. (36.1 SQ.M)**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

info@thomaswillmax.co.uk  
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## DESCRIPTION

Situated within walking distance of Dane Road Metrolink station and just off the A56 being the main road linking Sale to Manchester in one direction and Altrincham in the other. The M60 motorway network is just a few minutes drive providing nationwide access.

The property comprises of a gym with personal training extending to 385 sq.m (4146 sq.ft.) and we are instructed to offer to the market 2 first floor rooms accessed from the communal reception which would be suitable for therapy rooms, studio or office use. Each office offers a modern environment with Upvc double glazing, suspended ceilings with LED panel lighting, central heating and network and power points.

To the front and rear there is hardstanding providing shared parking with additional parking along Danefield Road.

Each of the office rooms are available on flexible terms from 12 months on an all inclusive basis.

## ENTRANCE

Upvc entrance door leading to covered entrance porch. In turn leading to communal reception area measuring **143 sq.ft. (13.3 sq.m)** which provides access to the inner hallway with stairs to the first floor with doors providing access to communal WC's and doors to

### Room 1 - £350 pcm - LET

(15.2 sq.m 164 sq.ft.) windows to the front and side with door leading to WC and cloaks area with wash hand basin.

### Room 2 - £750 pcm

(36.1 sq.m 389 sq.ft.) windows to the front and side. Built in storage units.

## PARKING

To the front and rear of the property there is hardstanding providing parking

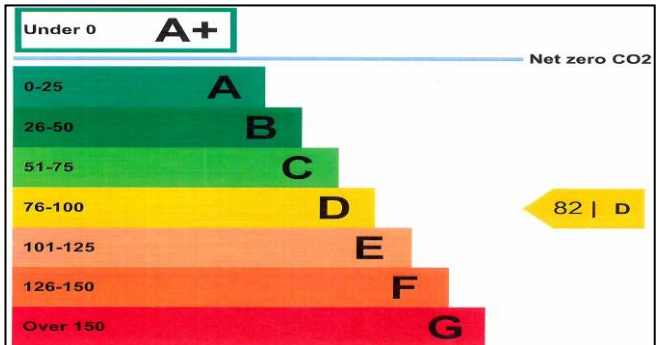
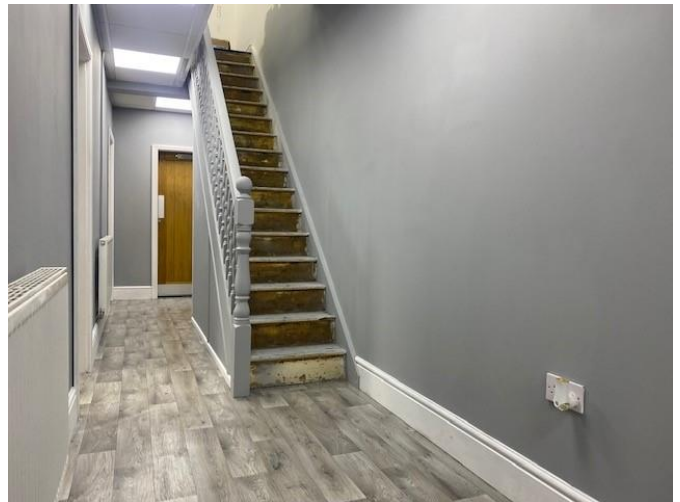
## VIEWING

Strictly by appointment through the sole letting agents Thomas Willmax Limited on 0161 905 3555

## ENERGY PERFORMANCE CERTIFICATE

Rating D

Cert No: 0394-7831-3830-9800-7703



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.