

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**22 RAILWAY STREET  
ALTRINCHAM, CHESHIRE WA14 2RE  
TO LET FROM - £475 PCM  
TO INCLUDE ELECTRIC**



**FIRST FLOOR OFFICE  
TWO OFFICE ROOMS SITUATED ON THE 1<sup>ST</sup> FLOOR  
WITH SHARED WC'S  
AVAILABLE ON FLEXIBLE LEASE TERMS TO BE AGREED.**

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## ENTRANCE

Part glazed aluminium entrance door leading through to vestibule with ceiling light and staircase leading to first floor landing with access to

## MALE WC

With separate cloaks area and wash hand basin.

## FEMALE WC

With separate cloaks area and wash hand basin. Staircase leading to second floor landing with LED ceiling light and door providing access to

## FIRST FLOOR OFFICE

### OFFICE 1

**(4.6m x 4.4m) – 218 sq.ft/20.2 sq.m. - £600pcm**

With ceiling light. Perimeter power points. Wall mounted heater with Georgian windows overlooking the front of the property.

### OFFICE 2

**(3.4m x 2.7m) - 99 sq.ft/9.2 sq.m. - £475pcm**

With ceiling light. Perimeter power points. Wall mounted heater. uPVC double glazed window overlooking the rear.

## SECOND FLOOR OFFICE – NOW LET

### OFFICE 1 (4.6m x 4.4m)

With ceiling light. Perimeter power points. Wall mounted heater with Georgian window overlooking the front of the property.

### OFFICE 2 (3.4m x 2.7m)

With ceiling light. Perimeter power points. Wall mounted heater. uPVC double glazed window overlooking the rear.

## KITCHEN AREA (2.8m x 1.8m)

Comprising of a stainless steel sink unit set into run of worktop with range of grey fronted base units below. Part tiled walls. Power points.

## SHOWER ROOM

## RATEABLE VALUE

**(Vendor pls confirm)**

## VIEWING

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

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



2<sup>nd</sup> Floor Office



2<sup>nd</sup> Floor Office

**AWAITING EPC**

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.