

**UNIT 1, ALCHEMY HOUSE
3-7 HAMPDEN ROAD, SALE
CHESHIRE M33 7UB
TO LET- £29,500 P.A.**



**TWO STOREY SELF CONTAINED SUITE
OFFERING A MIXTURED OF OPEN PLAN AND INDIVIDUAL ROOMS
PLUS KITCHEN AND WC'S
PROVIDING APPROXIMATELY 209 SQ.M (2251 SQ.FT.)
PARKING FOR 6/7 CARS**

ENTRANCE

Entrance door with the benefit of intercom system leading through to

RECEPTION/ HALLWAY

With perimeter central heating radiators, LED down lighters, uPVC double glazed window overlooking the front of the building and door leading through to

RECEPTION/ OFFICE 1 (5m x 5m)

With perimeter central heating radiators, power points, network points, LED down lighters, uPVC double glazed window overlooking the front of the building and door leading through to

ROOM 1 (5m x 2.6m)

ROOM 2 (10.1m x 7.3m)

KITCHEN

Comprising of a stainless steel sink unit set into run of marble effect worktop with range of base and drawer units below with matching wall units above. Part tiled walls. Ceiling lights. Numerous power points. Central heating radiator. uPVC double glazed window overlooking the front of the building.

DISABLED WC

UNDER STAIRS STORAGE

FIRST FLOOR ACCOMMODATION

Stairs from ground floor hallway leading to first floor landing area with two storage cupboards range of LED lighting, windows overlooking the front of the building, Velux roof lights, central heating radiators, power points, intercom and doors leading through to

ROOM 3 (5m x 3.2m)

ROOM 4 (4.4m x 4m)

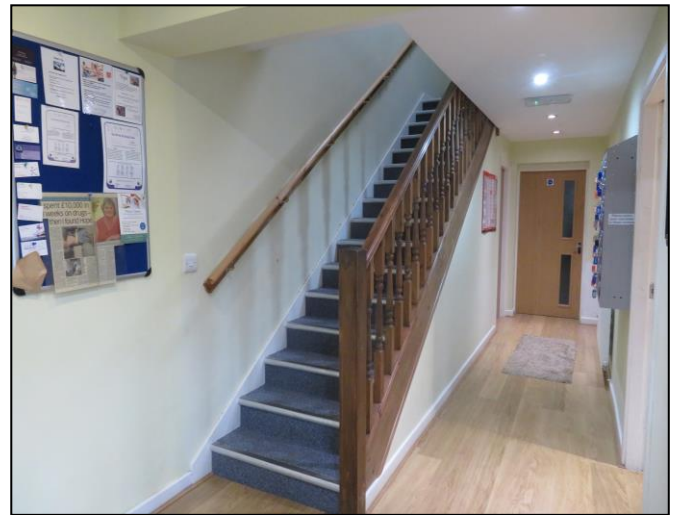
ROOM 5 (4.2m x 2.5m)

All the above rooms have LED lighting, central heating radiators, power points and sink units.

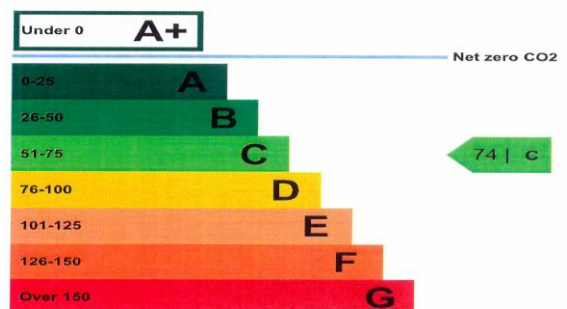
MALE WC

FEMALE WC

OUTSIDE TO THE FRONT - To the front of the property there is hard standing providing parking for approximately 6/7 cars.



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.