

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

## **FIRST FLOOR OFFICE SUITE BUILDER HOUSE, MAYORS ROAD, ALTRINCHAM WA15 9RP TO LET – £14,000 P.A.**



**FIRST FLOOR OFFICE SUITE PROVIDING AN OPEN PLAN  
OFFICE ROOM APPROXIMATELY 120 SQ.M (1292 SQ.FT.)  
WITH RECEPTION, MALE/FEMALE WC'S AND  
KITCHEN/STAFFROOM.  
PARKING AVAILABLE BY SEPARATE NEGOTIATION**

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

## ENTRANCE DOOR

Glazed entrance door leading through to vestibule with wall mounted intercom leading to staircase and in turn leading to first floor landing with glazed entrance door with keypad entrance leading through to

**OFFICE SUITE (120 SQ.M/1292 SQ.FT.) - £14,000 P.A.**

## RECEPTION (3.3m x 3.3m)(average)

With false ceiling with inset fluorescent strip lighting. Wall mounted alarm control panel. Wall mounted intercom. Numerous power points with doors providing access to

## KITCHEN

Comprising stainless steel sink unit set into run of marble effect worktop with range of base units below. Matching adjacent breakfast bar. Part tiled walls. Numerous halogen ceiling lights.

## MALE WC

## FEMALE WC

## WALK-IN STORAGE CUPBOARD

## STATIONERY/SERVER ROOM (2.5m x 2.5m)

With uPVC double glazed window overlooking the rear of the property with the benefit of internal security bars. Wall mounted air conditioning unit. Numerous power points. Central heating radiator.

## OFFICE ACCOMMODATION (14.3m x 7m)

Open plan accommodation with false ceiling with inset lighting. Two ceiling mounted air conditioning units. uPVC windows overlooking the front and the rear of the property with the benefit of internal blinds. Numerous perimeter central heating radiators. Perimeter 3 compartment trunking housing power points, telephone points and network points. To one corner of the open plan area is a cellular glazed partitioned office measuring (3.4m x 3.1m).

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.

## OUTSIDE

To the side of the building there is a car park providing numerous spaces to be agreed

## RATEABLE VALUE/RATES PAYABLE

(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.

