



# Bridgewater

## Estates & Lettings



### Suite 7, 11 Lymm Court Eagle Brow, Lymm, WA13 0LP

\*\*\*DESIGNATED PARKING SPACE\*\*\*  
\*\*CENTRAL VILLAGE LOCATION\*\*  
\*INCENTIVES AVAILABLE\*

Suite 7 is positioned at the rear of the premises on the first floor and is an ideal office space for a small business. Newly refurbished the office is offered to let unfurnished.

A service charge of £210 would be payable pcm (reviewed annually) to include;  
Utilities including gas, electric and water.  
Buildings insurance  
Cleaning of the communal areas.  
Refuse collection.  
Gardening

Business rates are not included however we believe the premises will be exempt should an application be put forward for small business rates relief.

- 1st floor
- A service charge of £135 would be payable pcm
- Newly refurbished
- EPC RATING D
- Parking space included

**£395**

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