



# Bridgewater

## Estates & Lettings



### Wright house\* Crouchley Lane, Lymm, WA13 0AS

We are delighted to offer this well presented commercial office suite situated within a short walk from Lymm village centre. The picturesque village of Lymm is situated very close to the motorway network so access for commuters is ideal.

The suite comprises of three rooms. Two facing the front of the premises and one internal.

Total floor area is 554 sq. ft. approximately

1st Floor

VAT is chargeable on the rent.

A service charge would be payable, which would include building insurance, cleaning the common areas, refuse collection, gardening and maintenance for internal and external areas to comply with the lease.

The suite has shared use of kitchen and toilet facilities with other businesses in the building. Disabled access toilets are also available. There is ample parking locally either on street or in public car parks.

The lease is a full repairing lease.

- 1st Floor office suite
- Alarm
- Male and Female toilets
- EPC Level D
- Communal kitchen

**£785 Per Month**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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