



# Bridgewater

## Estates & Lettings



### 14a Eagle Brow, Lymm, WA13 0LJ

Welcome to this charming office property located in the picturesque Eagle Brow, Lymm. This property offers a fantastic opportunity for those seeking a professional space in a tranquil setting. Situated in a prime location, this office is perfect for those looking to establish or expand their business in a thriving community.

The office itself boasts a modern design with ample space to accommodate various business needs. The open layout allows for easy customisation to suit your specific requirements, whether you need individual workstations or collaborative areas.

Eagle Brow is known for its pleasant surroundings, providing an ideal environment for work and relaxation. The convenience of local amenities, including shops, cafes, and green spaces, ensures that everything you need is within reach.

Don't miss out on this wonderful opportunity to rent a charming office in the heart of Eagle Brow, Lymm. Whether you are a start-up looking for a professional space or an established business seeking a new location, this property has the potential to be the perfect fit for you. Contact us today to arrange a viewing and take the first step towards making this office your own.

INCENTIVES AVAILABLE

- First Floor
- Approx. 500 sq.ft. floor area
- Dedicated WC and kitchen facilities
- Central Village Location

**£950 Per Month**





| 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<br>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>                                                |                            |                                                                                     |
| (55-68) <b>D</b>                                                |                            |                                                                                     |
| (39-54) <b>E</b>                                                |                            |                                                                                     |
| (21-38) <b>F</b>                                                |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

