



TO LET

Suite 1
95A Wood Lane
Timperley
Altrincham
WA15 7PG



First floor office suite with communal parking.

- 465 sq ft (43.2 sq m)
- Alarmed
- Open Plan
- Perimeter trunking
- Air conditioned
- LED lighting.
- Intercom entry system
- Communal Parking
- Suitable for a variety of uses subject to planning

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Commercial Property
Advisers and Agents



TO LET

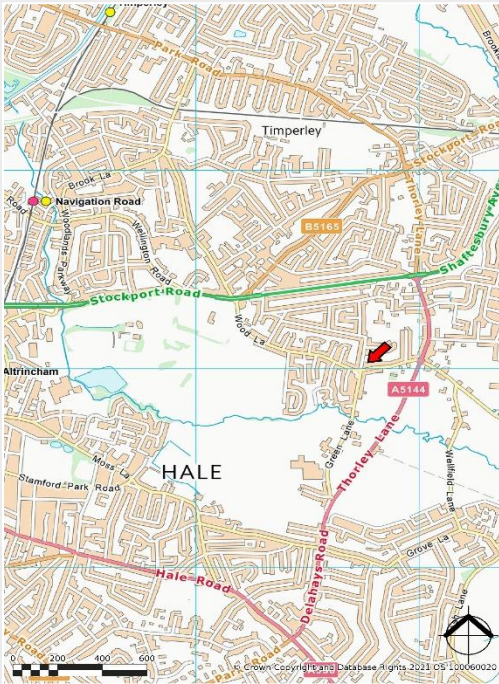
0161 234 0777

95a Wood Lane

Timperley

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LOCATION

The property is situated at first floor level at the end of a parade of retail and offices fronting Wood Lane at its junction with Green Lane in Timperley.

DESCRIPTION

The property comprises a first floor office suite that is open plan with a kitchen and WC off the main area.

The suite is carpeted and benefits from a security alarm and intercom system. It is air conditioned and there is perimeter trunking together with LED lighting throughout.

ACCOMMODATION

The accommodation provides the following net internal area.

First Floor 465 Sq Ft (43.2 Sq M)

EPC

Available upon request.

RATEABLE VALUE

£7,300. The property qualifies for Small Business Rate relief for qualifying companies.

VAT

The property is **not** liable to VAT.

TERMS.

Our clients are seeking to rent the accommodation on lease terms to be agreed . A rental deposit may be required subject to financial status.

RENT

£9,000.00 per annum excl

VIEWING

Via the sole agents TFC on 0161 234 0777



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