

TO LET

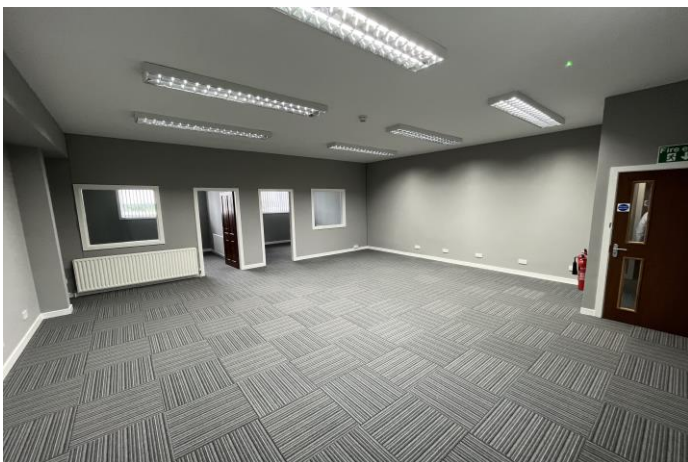

RogerHannah

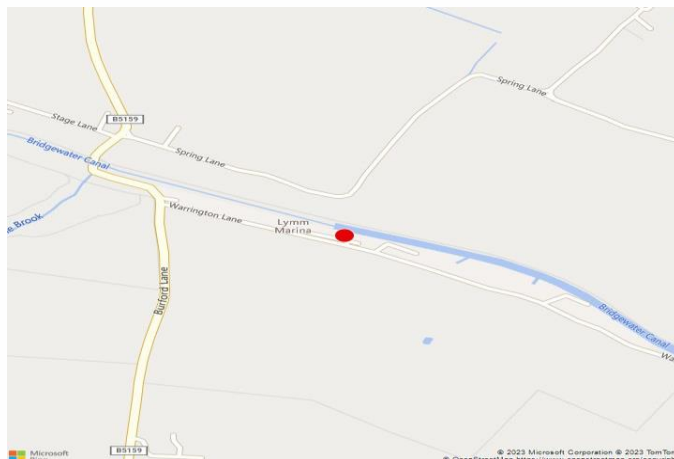


Suite 4 - Marnshaw House, Warrington Lane, Lymm, Cheshire, WA13 0SW

Quality Office Suite in
Picturesque Lymm Location
717 Sq Ft (66.61 Sq M)

- Dedicated Car Parking
- Modern Fit-Out
- Open Plan & Private Office Spaces
- **TENANT Incentives Available**
- Trade/Warehouse + Additional Office Space Available On-Site
- Conveniently Located for Motorway Access





Location

The property is located in Agden Wharf, fronting onto Warrington Lane in Lymm. The property is close to the junction with the B5169. Junction 8 of the M56 is approximately 5 minutes drive away.

Description

The available office accommodation is situated on the first floor and comprises of a combination of open plan and private office space. A communal kitchen and WC facilities are located on the ground floor which have recently been refurbished to a very high standard. The property is situated in picturesque surroundings with countryside views from all aspects and a canal to the rear.

Accommodation

First Floor - Suite 4 717 sq.ft. - 66.61 sq.m.

There is also a Trade/Warehouse with additional office space available on-site. Enquiries on application.

Terms

A new contracted out lease will be made available for a term of years to be negotiated.

Service Charge

An additional service charge cost will be levied to cover the following:

- Insurance
- Electricity
- Gas
- Metered Water
- Surface Water
- Waste Disposal
- Security Alarm Maintenance
- Effluent Disposal
- Fire Alarm & Emergency Lighting Servicing
- Gas Boiler Servicing & Annual Checks
- External Repairs
- Maintenance & Cleaning of Common Areas

Use

The premises currently benefits from Class E use.

Asking Rent

£9,000 per annum.

VAT

VAT is applicable at the prevailing rate.

Car Parking

3 surface car spaces are included.

EPC

Suite 4 has an EPC rating of C.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

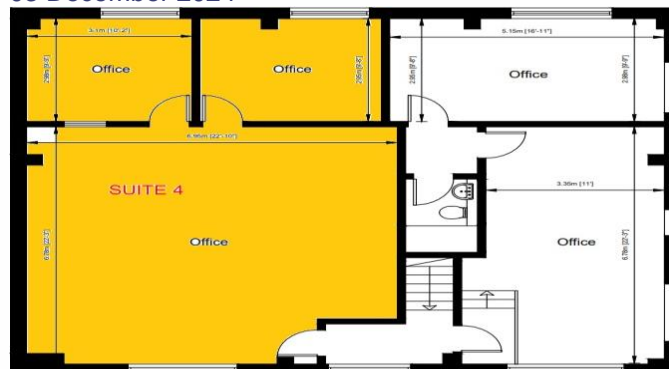
Dan Rodgers

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Date of Preparation

03 December 2024



First Floor