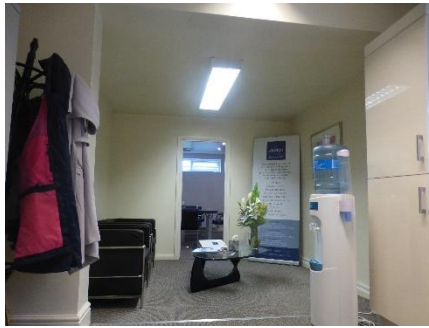
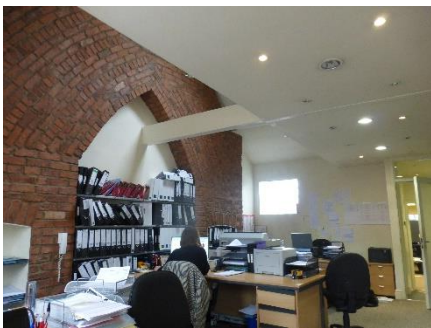


92 Water Lane, Wilmslow, Cheshire, SK9 5BB



“ Self-contained office
in a prominent location
fronting onto Water Lane ”

TO LET
FIRST FLOOR OFFICE
812 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

The property is situated in the heart of Wilmslow on Water Lane, providing immediate access to a large range of amenity, local occupiers include: The Co-op, Tesco Express, Starbucks and Boots. The railway station is a short walk offering regular services to Manchester City Centre and London. Junction 6 of the M56 is also 4 miles from the office providing easy access to Manchester Airport.

DESCRIPTION

The property comprises a first floor office premises, situated above the Pink Butterfly retail outlet, access is gained at the front of the property off Water Lane. The office is predominantly taken up by large open plan office, with a meeting room to rear of the property. There is also a spacious waiting area in the centre of the property which has the benefit of a kitchenette along with a WC. A small maisonette provides further office or storage space above the main office suite.

FLOOR AREAS

812 sq ft – NIA

LEASE

The office is available on a full repairing and insuring lease with the basis of terms to be agreed.

RENTAL

£12,500 per annum

RATES

Rateable value - £6,200

*Small Business Rate Relief may apply.

SERVICE CHARGE

The tenant will be charged a service charge for the maintenance of the exterior of the building.

INSURANCE

The tenant will be responsible for reimbursing the landlords reasonable insurance costs.

SERVICES

It is understood all main services are made up and connected to the property.

VAT

All prices are quoted exclusive of VAT.

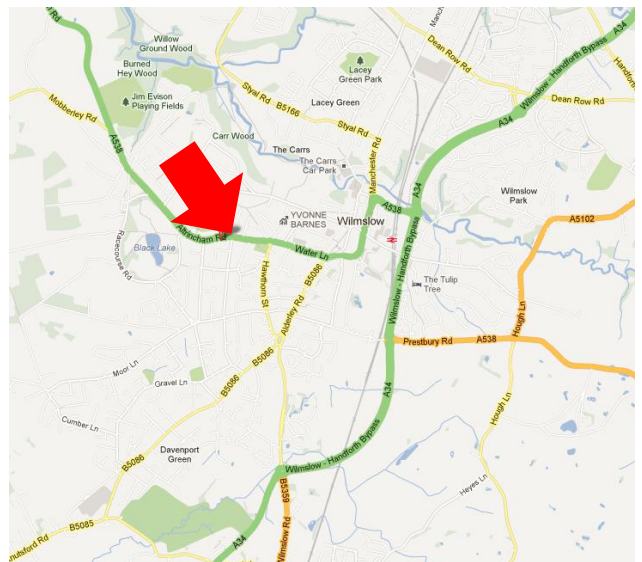
LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at sg@willsill.co.uk

**Subject to contract
May 2018**



Important Notice

Williams Commercial for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Commercial has any authority to make or give any representations or warranty in relation to this property.

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