



# TO LET

Suite 1  
95A Wood Lane  
Timperley  
Altrincham  
WA15 7PG



## First floor office suite with communal parking.

- 495 sq ft (46 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**

**Altrincham**

**WA15 7PG**



**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      495 Sq Ft      (46 Sq M)

**EPC**

Available upon request.

**RATEABLE VALUE**

£6,500. 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**

£8,000.00 per annum excl

**VIEWING**

Via the sole agents TFC on 0161 234 0777



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