

to let

First Floor Serviced Office Suite

18.6 m² (200 ft²)



2 Bridgewater Court
Barsbank Lane
Lymm
Cheshire
WA13 0ER

- Lovely Working Environment
- High Quality Serviced Office
- Close to Lymm Village Centre
- Parking Available (Subject to Negotiation)
- Close to M6/M56 Motorway Junction

MORGANWILLIAMS.com

01925 414909

Location

Bridgewater Court is located close to the centre of Lymm Village, which contains excellent shopping and restaurant facilities.

It is situated 2 miles from the M56/M6 Interchange and a 15 minutes drive from Manchester International Airport.

Warrington and Altrincham Town Centres are within a 15-minutes drive time.

Description

Bridgewater Court is an attractive development of 5 self-contained office buildings built of Cheshire brick with tiled roofs and arranged around a central courtyard.

The available suite is the first floor section of building 2. It comprises an open plan office area that provides a light and pleasant working environment. The suite comfortably accommodates 3 workstations.

The kitchen and toilets are shared with the ground floor tenant.

One parking space is included and additional spaces are available subject to cost and availability.

Desks and chairs are included and the suite is available immediately.

Accommodation

Net Internal Area

18.6 m² 200 ft²

Services

All mains services are connected.

The building contains gas-fired central heating.

Rates

Included.

Lease Terms

The suite is available by way of a Tenants Full Repairing and Insuring Lease for a flexible term.

Rental

£636 pcm plus VAT, all inclusive except phone and broadband.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates RBates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.