



## Summit House, 35 Church Road, Lymm, WA13 0QS

### Two-Storey Office Premises

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	320 to 1,168 sq ft / 29.73 to 108.51 sq m
<b>Rent</b>	£825 - £2,925 per month
<b>Business Rates</b>	Varied totals as the space available is separated over two floors. To be confirmed
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Space Separated Over Multiple Floors
- High Net Worth Catchment Area
- Excellent Location
- 2 Miles From The M6 And M56
- 5 Minute Walk Into Lymm Village
- All Inclusive Rental Quoted

## Location

The property is situated on the A56 (Higher Lane) adjacent to Lymm Dam and the Church Green pub. Within 5 minutes of walking you can reach scenic Lymm Village, home to various eateries such as Zalos, Sextons, Dominos.

Within 2 miles of this building are junctions for both the M6 and the M56, with covenant pathways to Liverpool and Manchester respectively.

## Description

An opportunity to lease office space based within Lymm on the picturesque Higher Lane (A56).

The property comprises of a larger office space downstairs, with two smaller rooms off. within the primary space downstairs. Upstairs comprises of two small office rooms which link into one another.

There are 4 four first come first served car parking spaces allocated to the whole building which is shared with other businesses. More parking is available along the road next to the dam and a 5 minute walk to a public car park which is free to those in the area.

The building has been in long term professional use as a multi occupancy business hub for varying companies.

The office space has a prime location and professional vibe, due to it being within the centre of Lymm and along one of it's most popular through roads.

The suites are available by way of a new lease direct from the landlord immediately.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	848	78.78
1st	320	29.73
<b>Total</b>	<b>1,168</b>	<b>108.51</b>

## Services

Mains gas electricity, water and drainage and a heating system is installed.

## Lease terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years.

## Rental

Ground Floor: £2,100 PCM

First Floor : £825 PCM

The above rentals are all inclusive, safe for business rates if applicable and communication costs.

## Legal Costs

Each party are to be responsible for their own legal costs.



## Viewing & Further Information



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