

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

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THOMASWILLMAX.CO.UK

**5-9 CROFTS BANK ROAD  
URMSTON, MANCHESTER M41 0TZ  
TO LET - £40,000 P.A.**



**PRIME GROUND FLOOR COMMERCIAL UNIT  
PROVIDING APPROXIMATELY 236.7 SQ.M (2550 SQ.FT.)  
PLUS BASEMENT OFFERING A FURTHER  
62.4 SQ.M. (672.9 SQ.FT.).**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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info@thomaswillmax.co.uk  
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## ENTRANCE

Glazed entrance doors from the front elevation.

## GROUND FLOOR – 236.7 SQ.M. (2,550 SQ.FT.)

Range of open plan retail space with various storerooms and additional offices. Range of windows to the front of the property. Wall and ceiling mounted air conditioning units. Goods lift.

## BASEMENT – 62.4 SQ.M. (672.9 SQ.FT.)

Range of offices. Wall mounted air conditioning units. Various lighting and fluorescent strip lighting, numerous power points. Goods lift. Built in safe.

RATEABLE VALUE - TBC

## VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

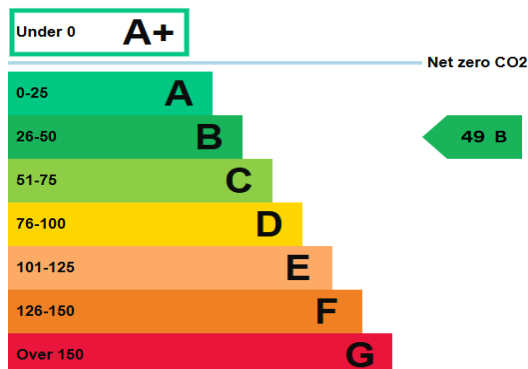
## ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



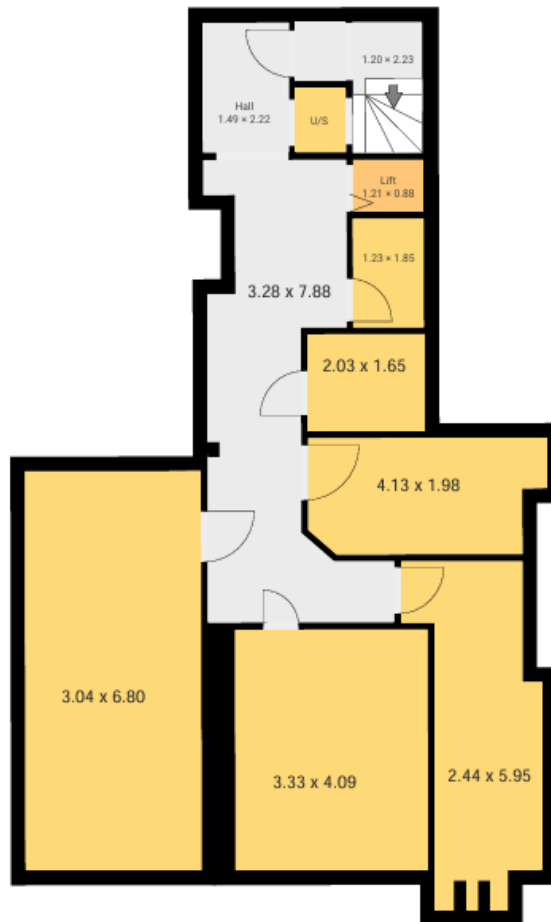
## Energy rating and score

This property's energy rating is B.





Ground Floor



Basement

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.