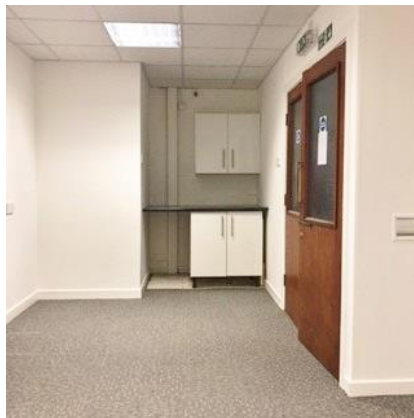


1 Roebuck Lane, Sale, M33 7SY



“ Suitable as either an office space or for storage, with excellent transport links ”

**TO LET**  
**GROUND FLOOR SPACE**  
**WITH PARKING**  
**717 SQ FT**

**01625 800066**

**LOCATION**

Roebuck Lane is located off Washway Road (A56), Sale. The property therefore benefits from excellent communication links via road and Metrolink. The A56 connects Sale with Manchester City Centre, the M60 & M56, providing quick access to Manchester Airport and the wider Motorway Network. Altrincham is also a short drive from the property. In addition the office is a 5 minute walk from Brookland Metrolink Station, providing regular services to the city centre.

There are a host of amenities in the immediate vicinity including: Sainsbury's Local, Co – Op Food and Subway.

**DESCRIPTION**

The offices have recently been refurbished and offer open plan, functional space at ground floor level.

The suite benefits from central heating with air conditioning to some areas. The larger suites have their own kitchen and server room whilst tenants of smaller suites have access to shared facilities.

**AVAILABILITY**

Suite 2 - 717 sq ft

**RENTAL**

£10.50 per sq ft

**CAR PARKING**

There are 2 parking spaces allocated to Suite 2 at a cost of £250 per space per annum.

**SERVICE CHARGE**

There will be an annual service charge, payable quarterly to cover the maintenance of the communal areas, gas, electricity, insurance and external elements of the property. This currently stands at £5.74 per sq ft.

**RATES**

Rateable values  
Suite 2 - £4,000

**BROADBAND**

It is understood that Virgin Media's 516Mb fibre broadband is available in the area.

**VAT**

VAT is not payable on this transaction.

**LEGAL FEES**

Each side is responsible for their own legal fees.

**VIEWINGS**

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

**Subject to contract  
November 2020**

