

The Barn, Lymm Marina, Warrington Lane, Lymm, WA13 0SW



“ Only a 5 minute
drive from Junction 8
of the M56
motorway ”

TO LET
GROUND FLOOR OFFICE
2,123 SQ FT NIA

01625 800066

LOCATION

The property is located on the Lymm Marina, off Warrington Lane in Lymm and overlooks the Bridgewater Canal, offering fantastic views over the surrounding countryside. Lymm Marina is conveniently located on the outskirts of Lymm Village, with Junction 8 of the M56 a 5 minutes' drive, offering quick access to the motorway network and neighbouring towns. Lymm Village is a short drive from the office and boasts a host of amenities.

DESCRIPTION

The Barn is a well presented, self-contained office overlooking the canal. Internally the office comprises a mixture of open office space and private office space. The main office space is demised over four rooms with ample space for up to 20 desks. Each office has the benefit of Air Conditioning. There is a separate kitchen as well as Male and Female WC's. Externally there is a large decked area overlooking the canal and a large, secure car park.

FLOOR AREA

2,123 Sq Ft NIA

RENT

£30,000 per annum plus VAT.

RATES

Included in the rental figure.

LEASE

The property is available by way of a new affective FR&I lease.

PARKING

10 parking spaces are included with the property, additional spaces are available by separate negotiation.

SERVICE CHARGE

There is no service charge associated with this property.

INSURANCE

The Tenant will pay a contribution towards the buildings insurance that is taken out by the landlord.

SERVICES

It is understood all main services are made up and connected to the property.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VIEWINGS

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

Subject to contract
July 2020



Important Notice

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