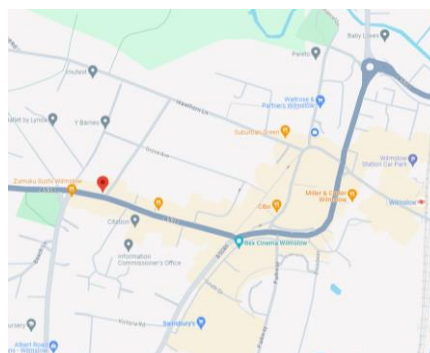


## 86 Water Lane, Wilmslow, SK9 5BB



### LOCATION

The property is situated in the heart of Wilmslow on Water Lane, providing immediate access to a large range of amenities. The railway station is a short walk offering regular services to Manchester City Centre and London. Junction 6 of the M56 is also 4 miles from the office providing easy access to Manchester Airport.

### DESCRIPTION

The offices are due to be refurbished and will provide lovely light and spacious accommodation with high ceiling and sliding sash windows. The offices are at first floor level and are accessed off Water Lane, the space is split into reception, open plan office and separate meeting room/board room. There is a WC and kitchen and access to a loft that has been fitted out for storage.

### PARKING

2 car parking spaces available which are included in the annual rent.

### AVAILABILITY

First Floor: 720 sq ft

### RENT

£15,000 plus VAT per annum

### RATES

Rateable Value: £9,400

**SMALL BUSINESS RATES RELIEF MAY APPLY**

### INSURANCE

TBC

### SERVICES

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

### LEASE

The property is available by way of a new effective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

### DEPOSIT

A deposit may be required (subject to accounts)

### LEGAL FEES

Each side is responsible for their own legal fees.

### EPC

An EPC is available upon request.

### VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at [sg@willsill.co.uk](mailto:sg@willsill.co.uk)

**Subject to contract**  
**January 2024**



# TO LET

**First Floor**  
**Self Contained Office**  
**With Parking**  
**720 Sq Ft**

### Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

**t: 01625 800 066**  
**t: 01565 260 000**