



Bridgewater

Estates & Lettings



2 Eagle Brow, Lymm, WA13 0LP

****CENTRAL VILLAGE LOCATION****

Suite 2 is positioned at the front of the premises on the ground floor and is an ideal office space for a small business. The office is offered to let unfurnished.

A service charge of £200 pcm would be payable (reviewed annually) to include;
Utilities including gas, electric and water.
Buildings insurance
Cleaning of the communal areas.
Refuse collection.
Gardening

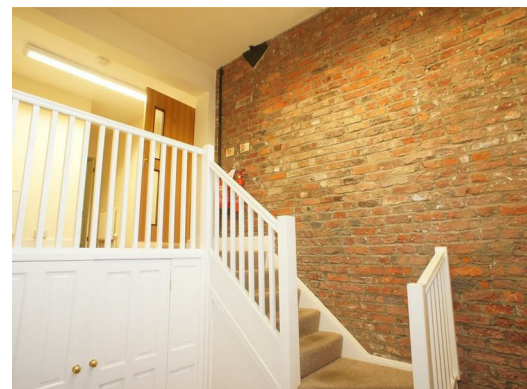
Business rates are not included however we believe the premises will be exempt should an application be put forward for small business rates relief.

Communal toilets and kitchen facilities are available.


- Suite 2
- EPC level D
- Front elevation
- Service charge £200 per month
- Buildings Insurance,

£425 Per Calendar Month

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	