



Bridgewater

Estates & Lettings



*11 Lymm Court Eagle Brow, Lymm, WA13 0LP

DESIGNATED PARKING SPACE
CENTRAL VILLAGE LOCATION
INCENTIVES AVAILABLE

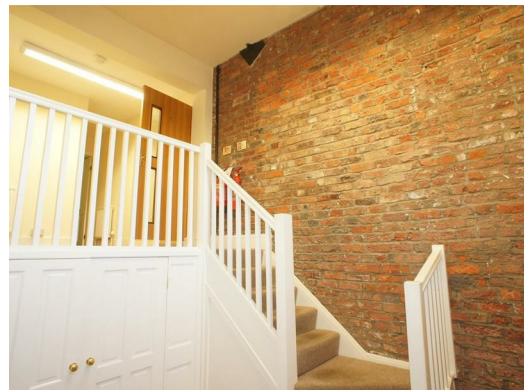
Suite 6 is positioned at the FRONT of the premises and is an ideal office space for a small business. Newly refurbished the office is offered to let unfurnished.

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

- 1st Floor
- A service charge of £200 would be payable pcm
- Parking space included
- EPC RATING D
- Newly refurbished

£395

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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 | |

