



Bridgewater

Estates & Lettings



Office 4 Pool Farm Pool Lane, Lymm, WA13 9AB

Charming Air-Conditioned Office in a Beautiful Rural Barn Conversion – Available Immediately

Situated in an attractive rural setting, this well-presented office forms part of a characterful converted barn development, offering a professional working environment with the benefit of a peaceful countryside location.

The office is finished to a high standard and benefits from air conditioning, creating a comfortable workspace throughout the year. Ample on-site parking is available for occupiers and visitors, while the popular Statham Lodge Hotel is just a short walk away, providing excellent facilities for business meetings, client lunches and accommodation.

The property is available for immediate occupation and is offered on an internally repairing lease, making it an excellent opportunity for a range of professional businesses seeking quality office accommodation in an accessible yet tranquil setting.

Early viewing is highly recommended. Please contact us for further information or to arrange an appointment.

- Attractive converted barn office
- Available for immediate occupation
- Offered on an internally repairing lease
- Desirable rural location
- Ample on-site parking
- Suitable for a variety of office and professional uses (subject to any necessary consents)
- Air-conditioned accommodation
- Short walk to Statham Lodge Hotel

£1,100 Per Month





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		
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