



Bridgewater

Estates & Lettings



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

DESIGNATED PARKING SPACE
CENTRAL VILLAGE LOCATION
INCENTIVES AVAILABLE

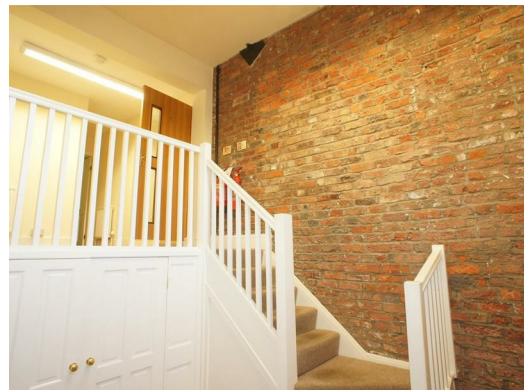
Suite 6 is positioned at the FRONT of the premises and is an ideal office space for a small business. Newly refurbished the office is offered to let unfurnished.

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 £105 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	