



Bridgewater

Estates & Lettings



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

****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.

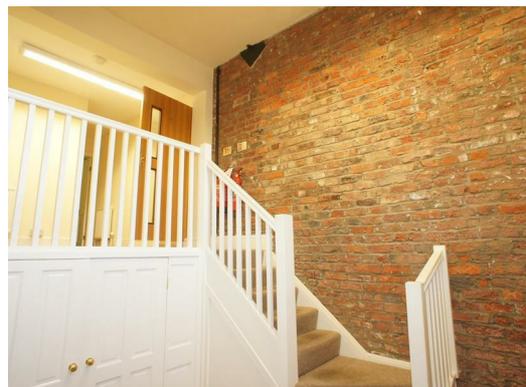
A service charge of £200 would be payable pcm (reviewed annually) to include;
Utilities including gas, electric and water.
Buildings insurance
Cleaning of the communal areas.
Refuse collection.
Gardening

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

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

£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	

