

**THE COACH HOUSE
MONTAGUE ROAD, SALE, CHESHIRE M33 3BU
TO LET - £7,200 P.A.**



SELF CONTAINED MODERN OFFICE BUILDING WITH KITCHEN, AND SHOWER ROOM ON THE GROUND FLOOR AND OPEN PLAN OFFICE ON THE FIRST FLOOR. AVAILABLE ON RENEWABLE 12 MONTH LICENSE AGREEMENT.

ENTRANCE

Hardwood glazed entrance door with the benefit of intercom system and external lighting leading through to

HALLWAY

With wall mounted electric heater. Numerous halogen down lighters. Wall mounted alarm control panel. Staircase leading to first floor office. Further doors providing access to

KITCHEN

Stainless steel sink unit set into run of marble effect worktop with range of white fronted base units below with matching wall units above. Part tiled walls. Hardwood double glazed window overlooking the front of the property with the benefit of internal blinds. Numerous halogen downlighters. Wall mounted electric heater. Fully tiled floor and part tiled walls. Integrated fridge/freezer.

SHOWER ROOM

Comprising of WC with wash hand basin with built in shower cubicle with Myra shower with part tiled walls and fully tiled floors. Halogen down lighters. Ventaxia.

FIRST FLOOR ACCOMMODATION

Staircase leading to first floor landing with loft access hatch. Numerous halogen down lighters. Hardwood double glazed window overlooking the front of the property with the benefit of internal blinds. Storage area previously used for housing cabinets etc. Door providing access to

OPEN PLAN OFFICE (5.5m x 4.3m)

With two hardwood double glazed windows overlooking the front of the property and further hardwood double glazed window overlooking the side. All complete with internal blinds. Wall mounted electric heater. Numerous halogen down lighters. Numerous power points. Telephone points. Alarm sensor. Wall mounted intercom answering phone. Built in shelving.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

RATEABLE VALUE – vendor pls confirm

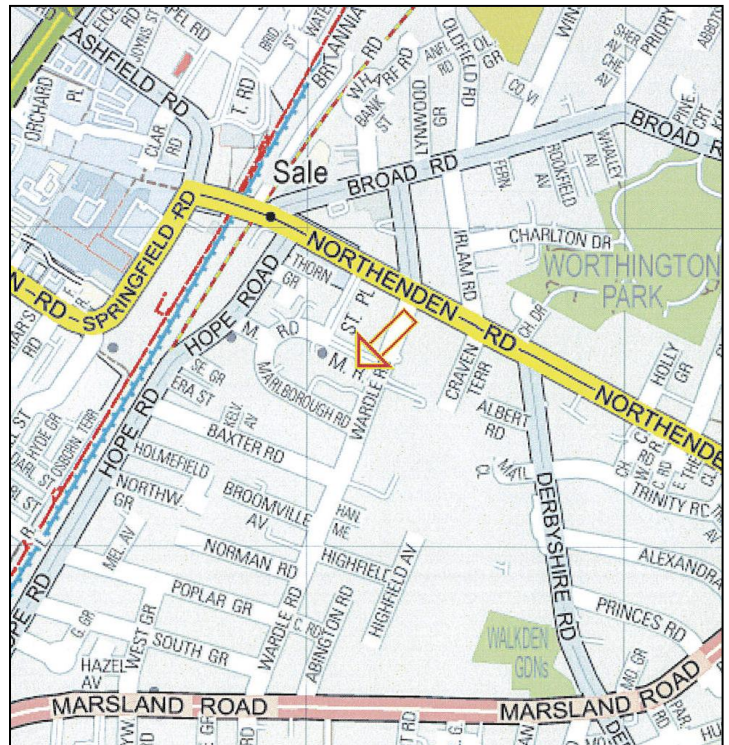
RATES PAYABLE – vendor pls confirm

VIEWING

Strictly by appointment through sole letting agent
Thomas Willmax (Tel: 0161 905 3555)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



**AWAITING INTERNAL
PHOTOGRAPH**

Energy Performance Certificate

Non-Domestic Building



24a, Montague Road
SALE
M33 3BU

Certificate Reference Number:
0430-0433-9629-3929-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 116

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	46
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	104.73
Primary energy use (kWh/m ² per year):	619.5

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

107 If typical of the existing stock