

Unit 4B, Adams Court, Adams Hill, Knutsford, WA16 6BA



“ Excellent quality offices in a prominent location, next to the train station with on site parking. ”

TO LET
SELF CONTAINED OFFICE
with parking
1,009 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

Adams Court is located in the town centre overlooking the corner of Adams Hill and King Street (bottom street). The offices are individually self contained, benefitting from car parking immediately outside. They are accessed via the train station car park on Adams Hill.

Knutsford has excellent access to the M6 and M56 motorway networks, each being only a short drive away. The town is serviced by the Cheshire railway line which runs hourly from Chester to Manchester via Altrincham (Metrolink), Stockport and Northwich.

Knutsford has numerous restaurants and cafes, Costa Coffee, The Botanist, Piccolinos, Pizza Express and also includes Lloyds Bank, Co-op, Aldi, and Waitrose.

DESCRIPTION

The ground floor offices offer a unique blend of open plan and cellular design. The offices are carpeted throughout with hard flooring in the kitchen area. New double glazing windows have been fitted to the first floor which will be replicated on the ground floor. The shared WC facilities are on the ground floor.

The office is accessed via a secure car park, whilst the ground floor windows benefit from electric roller shutters, an alarm system is also in place for additional security.

FLOOR AREA

Ground Floor – 1,009 sq ft

LEASE

The property is immediately available on a term to be agreed.

SERVICE/MAINTENANCE CHARGE

The current service charge for 2019 is 15%, per floor, of total costs of external lighting, refuse, gardening and external painting. The service charge runs from 1 April to 30 March each year and includes property insurance.

UTILITIES

The cost of gas, electric and water charged directly to the tenant.

CAR PARKING

There are 3 car parking spaces available, which are included in the rental.

RENT

£17.50 per sq ft

RATES

Rateable Values:
GF – £13,500

LEGAL FEES

Each party is responsible for their own legal costs.

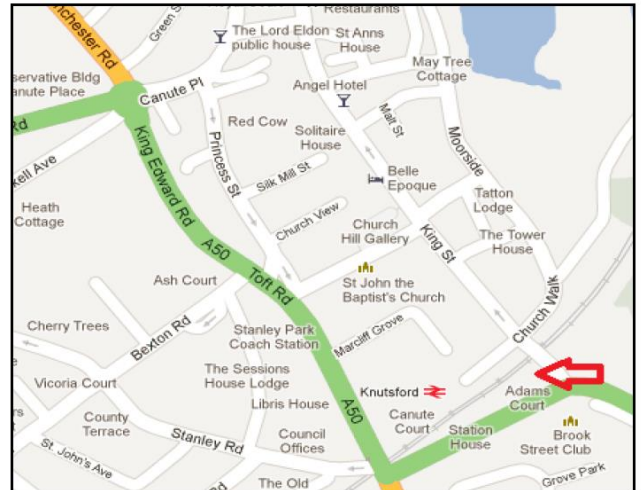
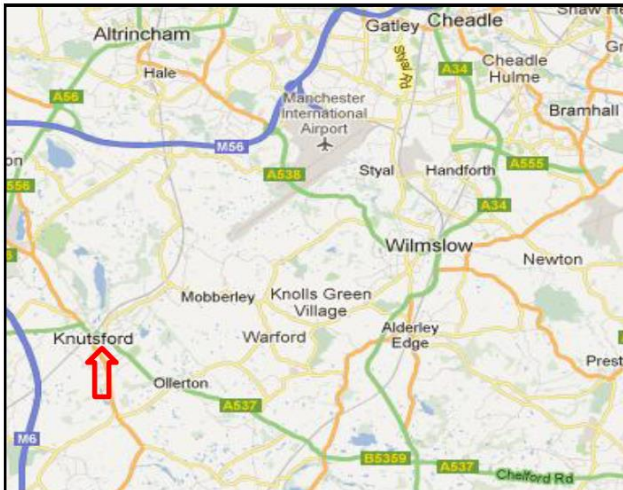
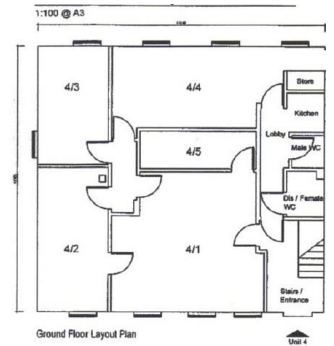
VAT

All prices and outgoings are liable for VAT.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at sg@willsill.co.uk

**Subject to contract
June 2020**



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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