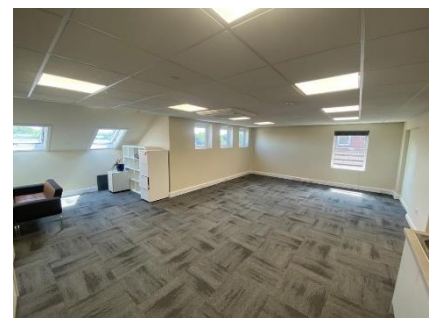


St Ann's House, Old Market Place, Knutsford, WA16 6PD



“ Highly sought after
office location ”

TO LET
HIGH QUALITY OFFICES
WITH PARKING
635 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

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.

Nearby occupiers include Tesla, Anytime Fitness, Pizza Express, Gusto, The Botanist, HBC, Santander, Boots, Costa Coffee and Piccolino to name a few.

DESCRIPTION

The offices are located on the second floor and comprises a combination of cellular offices/meeting room and open plan accommodation.

LEASE

The property is available by way of a new effective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

RENT

£20 per sq ft.

RATES

Rateable values
Office 5 - £8,100

SERVICE CHARGE

£4.00 per sq ft

This will cover the external parts of the building.

INSURANCE

The landlord will insure the building and the tenant will reimburse him for these costs.

CAR PARKING

Secure car parking is also available at £650 per space per annum.

LEGAL FEES

Each party is responsible for their own legal costs.

VAT

All prices and outgoings are liable for VAT.

VIEWINGS

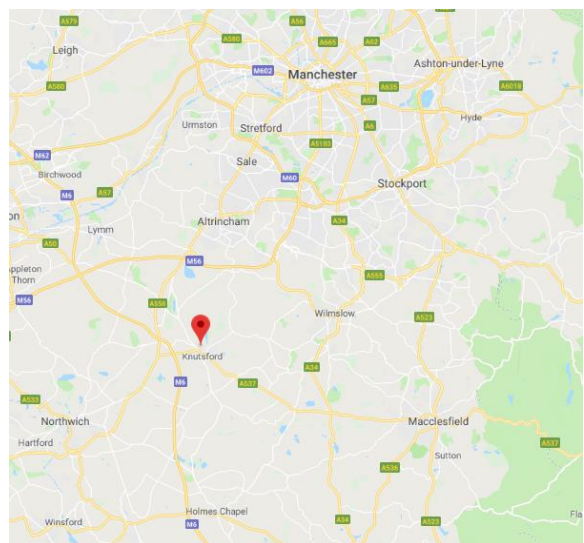
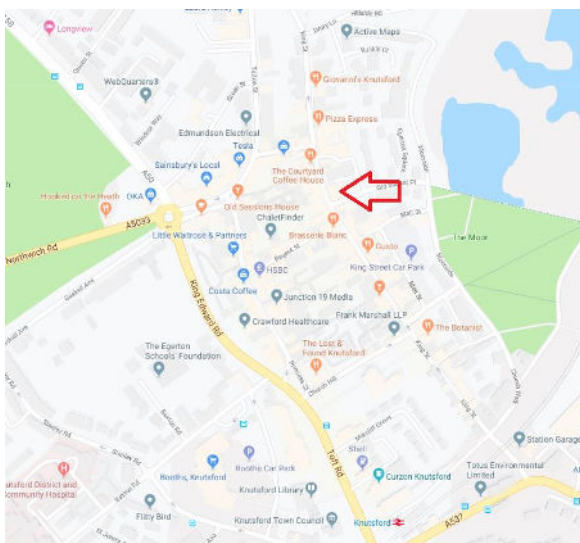
Strictly by appointment with Williams Sillitoe on **01625 800066** / **01565 260000** or contact Harry Parker at hp@willsill.co.uk

Subject to contract
February 2023



Members of the
Royal Institution of
Chartered Surveyors

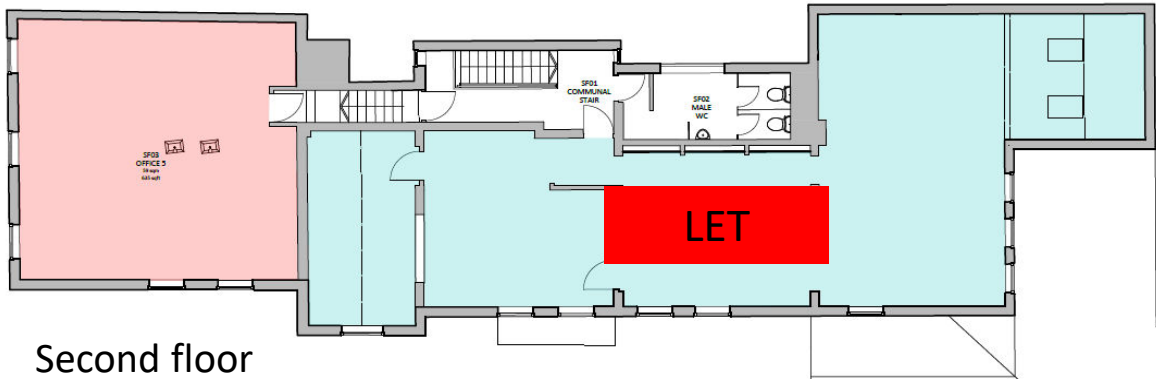
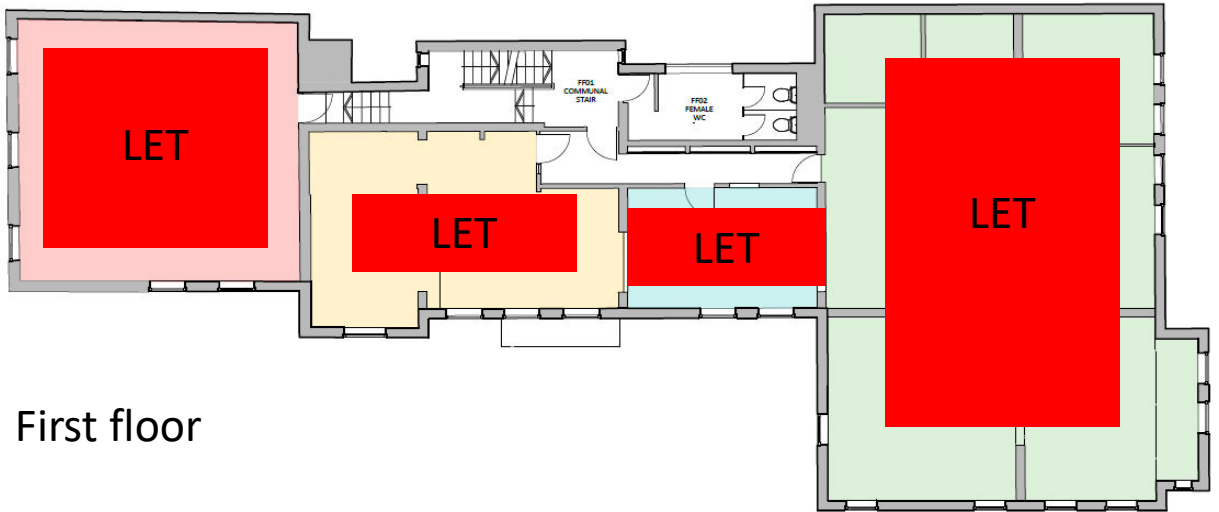
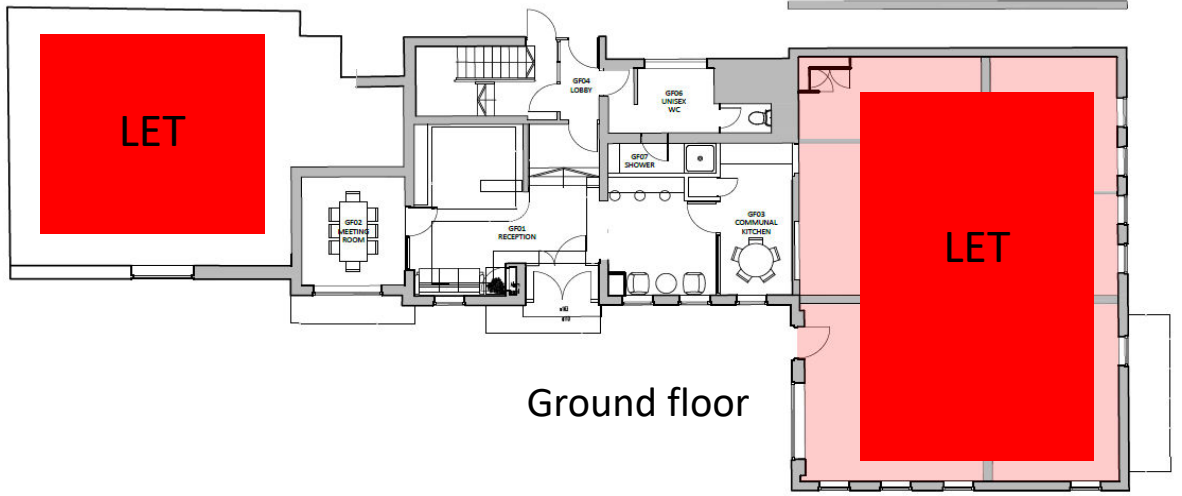
Accommodation	Size sq ft
Ground floor	LET
Office 1 ground floor	LET
Office 2 first floor	LET
Office 3 first floor	LET
Office 4 first floor	LET
Office 5 second floor	635
Office 6 second floor	LET



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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