

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

PRELIMINARY DETAILS



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

TO LET
1ST FLOOR OFFICE SUITE
CLOSE TO THE TOWN CENTRE
1,182 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 first floor offices offer a unique blend of open plan and cellular design. The offices are carpeted throughout with hard flooring in the kitchen area. The shared WC facilities are on the ground floor.

The office is accessed via a secure car park where 3 parking spaces are available with the ability to double park on each space.

FLOOR AREA

First floor – 1,182 sq ft

LEASE

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

SERVICE/MAINTENANCE CHARGE

The current service charge for 2019 is £1,800 per annum which is 15% 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 are split 50/50 with Unit 4A.

CAR PARKING

There are 3 car parking spaces available which are included in the rental, all 3 spaces have the ability to double park.

RENT

£21,000 per annum

RATES

Rateable Value £13,250
Estimated Rates Payable £6,600

LEGAL FEES

Each party is responsible for their own legal costs.

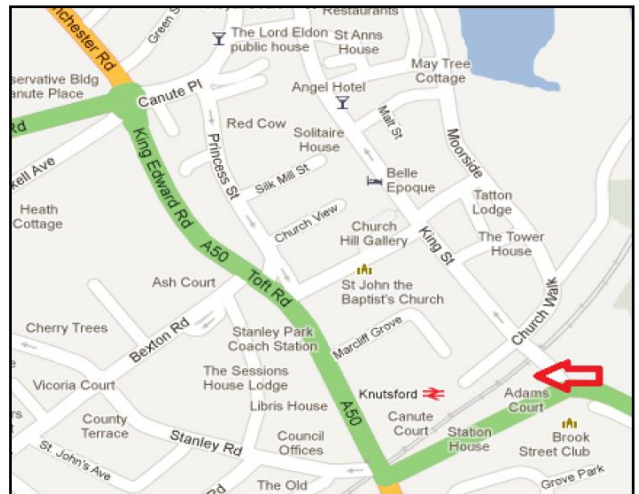
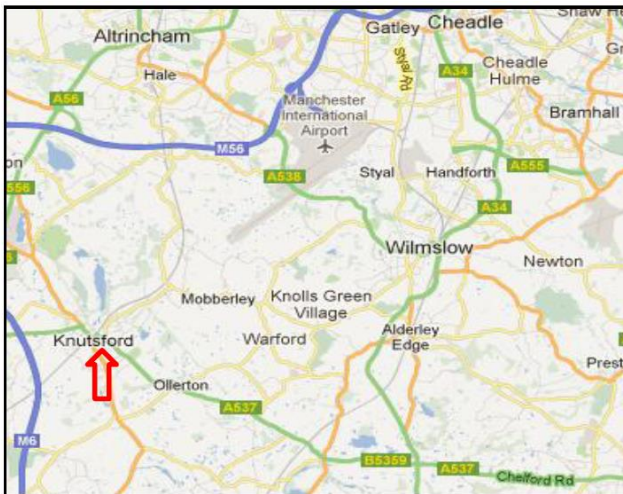
VAT

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 2019**



Important Notice

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