

100

KING STREET

100 KING ST, KNUTSFORD, WA16 6HQ

To Let

3,250 sq ft
(302 sq m)

Beautifully Refurbished,
Self-Contained Offices
with Car Parking

HOME

LOCATION

DESCRIPTION

PLANS

GALLERY

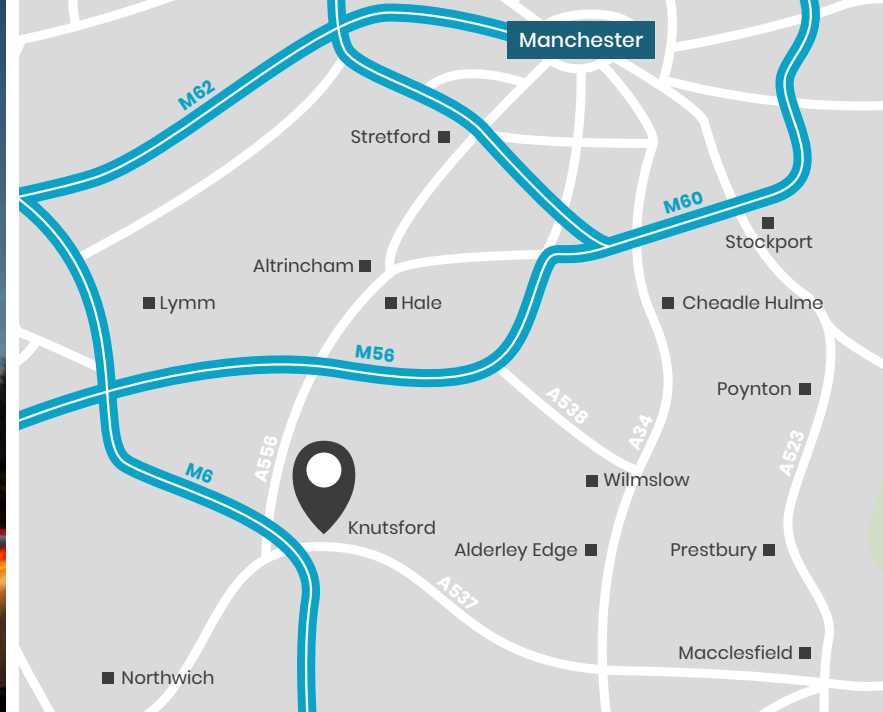
TERMS & CONTACT



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Location

The building is very prominently located, fronting King Street in the centre of historic Knutsford town centre.

Knutsford is located 14 miles south-west of Manchester city centre and 9 miles north-west of Macclesfield within the so called 'golden triangle', an area of very prosperous villages and townships straddling the south of Greater Manchester and the north of Cheshire.

It is an area rich in opportunity and talent, with a well-educated workforce satisfying a diverse economy. Knutsford town centre provides a full range of business support and leisure amenities and is well placed for access to the local motorway networks via the nearby M6/M56. There is also an efficient and fast train service from the nearby Knutsford train station to Manchester/Chester.

The affluent town of Knutsford offers a fabulous and varied range of bars and restaurants, many of which are located on historic King Street. Operators include Piccolino, Gusto, Chilli Banana and Belle Époque.

Drive times

Knutsford Station	1 min
Manchester Airport	17 mins
Manchester	40 mins
Altrincham	20 mins
Wilmslow	22 mins
Chester	40 mins
Crewe Train Station	40 mins
Liverpool Airport	40 mins
Liverpool	55 mins

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Description

This prominent, detached and recently refurbished building measures approximately 3,250 sq ft arranged over ground and first floor, with a small basement level.

The building is entered from King Street through an imposing front door into a generous feature lit reception area. The ground floor space comprises open plan space with a conference room, private office and W/C facilities. Loading access is provided from the rear car park.

The first floor provides further spacious open plan offices with a private office and fitted kitchen amenity. The accommodation throughout benefits from heating and air conditioning. Storage space is provided within the basement.

A private on-site car park to the rear, accessed from Tatton Street, will accommodate a minimum of 12 vehicles.

100 King Street and the arrangement of this newly refurbished space now represents a very rare opportunity for an image conscious user seeking to locate their offices to the centre of one of the region's most attractive and affluent towns.

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Plans

The property is in total arranged over a ground and first floor, with a small basement level.

Please click on the buttons below to see the different floor plans.



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GROUND FLOOR

FIRST FLOOR

BASEMENT

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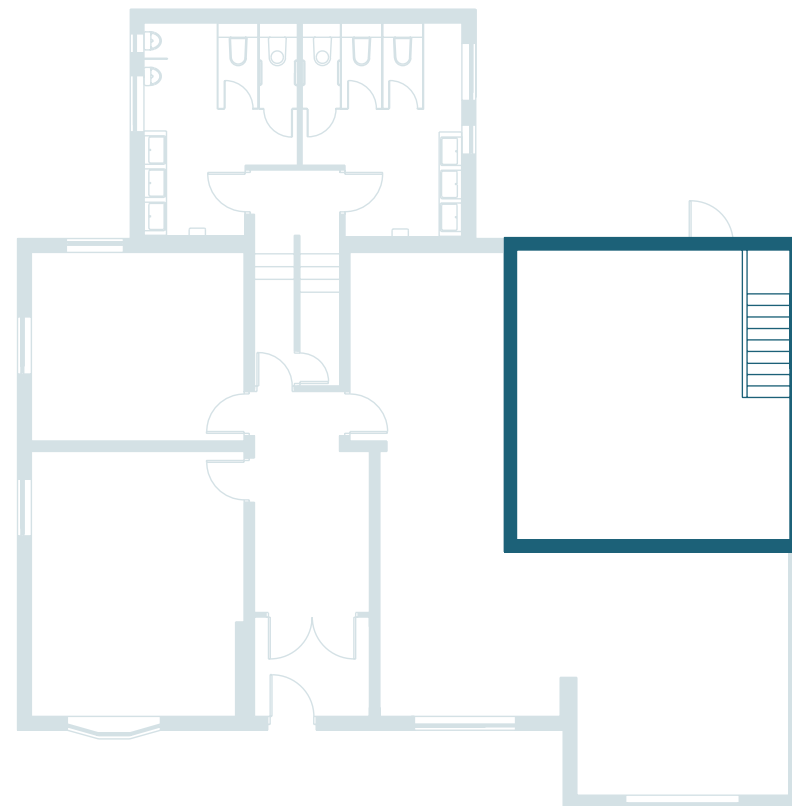
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◀ Car park with
minimum 12 spaces ▶

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Ground floor
office space



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w/c



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Ground floor
office space



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Kitchen facilities



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Main entrance



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Terms & Contact

TENURE

The premises are available by way of a new full repairing and insuring Lease for a term of years to be agreed. This means that the Tenant will be responsible for both internal and external repair, services, maintenance and upkeep, whilst the landlord will insure the building but recoup the cost from the tenant.

BUSINESS RATES

We understand that the premises are currently assessed at RV £36,500. Any interested party should make their own enquiries with the local Valuation Office.

RENT

The rent will be £60,000 per annum exclusive of rates. Rent will be payable quarterly in advance. There will be no service charge as the tenant will be responsible direct for running the building and all figures are exclusive of Value Added Tax which is payable at the prevailing rate.

View today by calling the letting agents, Colliers International or Stratos PDI Consultants.



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