

# to let

Rural Office Suite

88.2 m<sup>2</sup> (951 ft<sup>2</sup>)



Unit 1B

Mere Hall Farm Business Centre

Knutsford

WA16 6LE

- High Quality, Air Conditioned Office Space
- Set Within a Rural Location
- On-Site Car Parking

MORGANWILLIAMS.com

**01925 414909**

## Location

Mere Hall Farm Business Centre is located in Mere, close to the Village of Knutsford.

Access to local road networks is easy, with Knutsford approximately 4 miles to the south, Altrincham 4.5 miles to the northeast and Manchester City Centre 15 miles to the north.

## Description

Mere Hall Farm Business Centre is a commercial business development, set around a traditional building courtyard offering a peaceful and creative working environment.

Unit 1B is a self-contained first floor suite offering open-plan and contemporary office space which benefits from the existing fit-out providing fully fitted data and power cables, partitioned meeting room facilities along with the existing furniture.

The unit provides contemporary workspace with characterful features, including exposed timber beams and benefits from air conditioning, a communal reception, kitchen and WC facilities, which are shared with two other suites.

There is ample onsite car parking.

## Accommodation

Net Internal Area

Total	88.2 m <sup>2</sup>	951ft <sup>2</sup>
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## Services

Mains electricity, water, and drainage are connected.



## Rates

Rateable Value: TBC

Business Rates Payable 2022/23: TBC

Suite 1B is currently listed on the VOA along with the ground floor so a split assessment will be required once a Tenant has been found for this space.

## Lease Terms

The property is available by way of a sub-lease for a term of not less than three years.

## Rental & Service Charge

£16,250 per annum exclusive of VAT.

There is a service charge payable in respect of all communal maintenance and upkeep. The details of this can be made available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact the Landlord on 01565 830987.  
(www.merehallfarmbusinesscentre.co.uk)

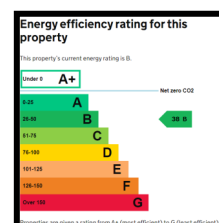
Ian or Andrew

Andrew@merehf.com

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

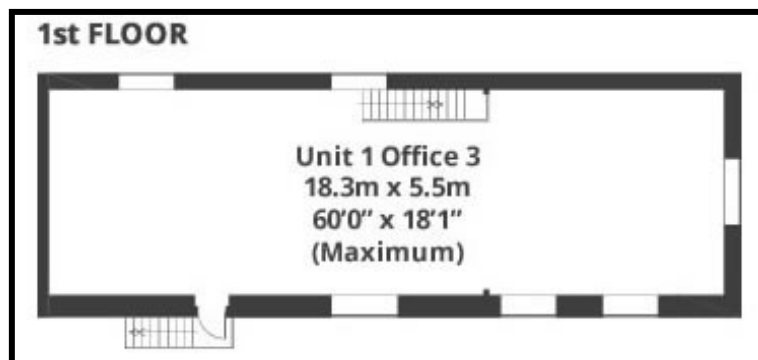
**SUBJECT TO CONTRACT**  
**EPC Score Band B—38**



## E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.





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