

FOR SALE

SELF-CONTAINED UNITS
FROM 3,668 to 9,093 SQ FT



Units 4 & 5, Haig Court,
Haig Road,
Knutsford, WA16 8XZ

LOCATION



Units 4&5 Haig Court are part of an excellent office development situated conveniently on the East side of Knutsford with unrivalled motorway, rail and airport links. Immediate amenity includes The Co-Op with a range of national retailers located in the town centre.

Knutsford is a desirable location being circa 14 miles from Manchester City Centre. Haig Court sits approximately 1 mile out of Knutsford Town Centre offering good connectivity to the M6, M56 with easy access to Manchester Airport and Manchester City Centre.



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DESCRIPTION



Unit 4 & 5 Haig Court, Knutsford are two combined office buildings which offer the opportunity to purchase as a 9,093 sq ft self contained building or the ability to split back into two separate units of 3,668 & 5,395 sq ft.

-  Suspended ceilings
-  Air conditioning
-  Double glazing
-  Kitchen
-  On site parking

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ACCOMMODATION

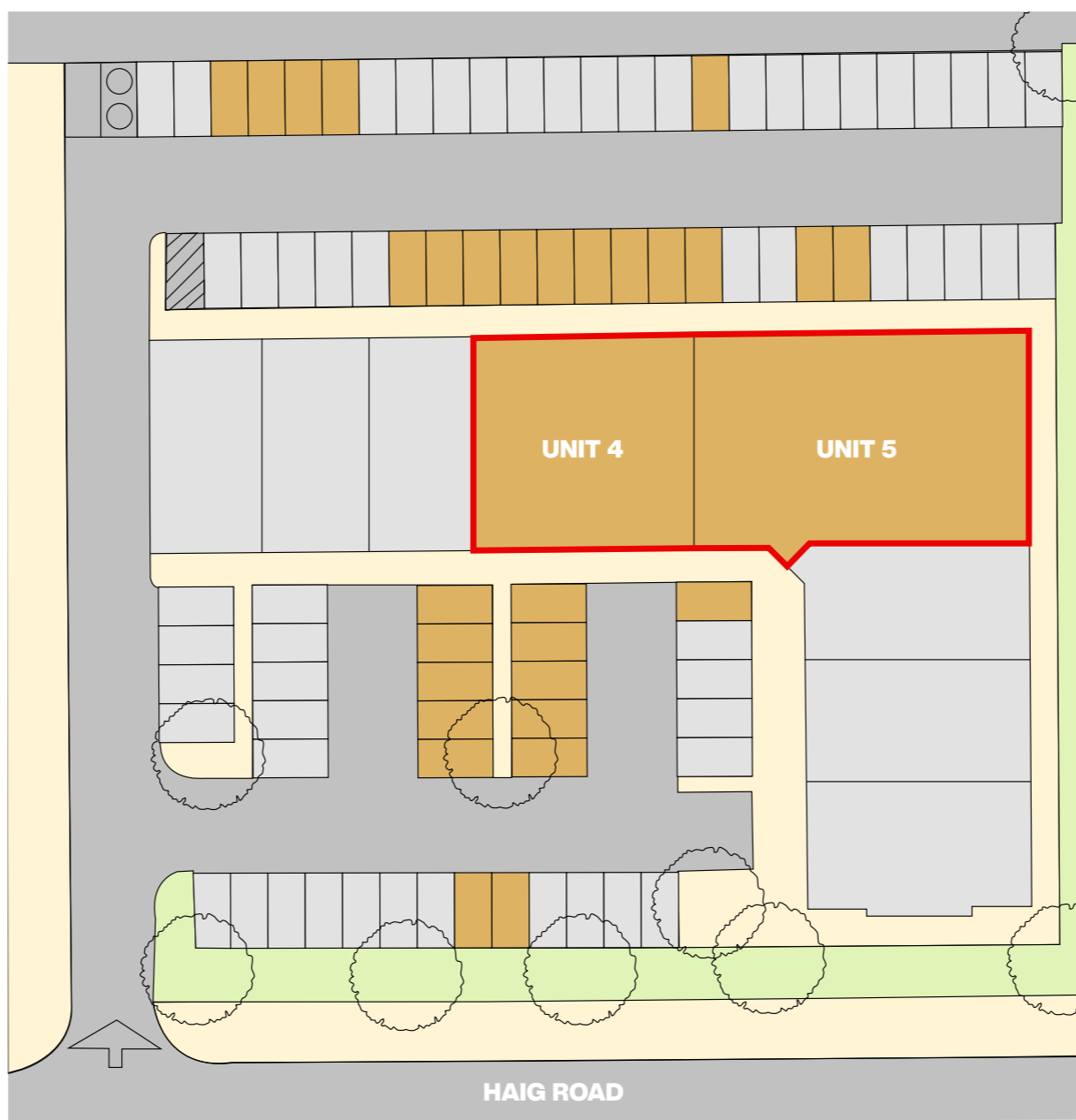
Units 4&5 Haig Court form part of a larger purpose built courtyard office block in Parkgate Industrial Estate, built in the 1990's and provides good quality office space over ground and first floor, with dedicated car parking to the front and rear.

Areas are as follows:

WHOLE BUILDING	SQ M	SQ FT
Ground Floor	428.47	4,612
First Floor	416.30	4,481
TOTAL	844.77	9,093

UNIT 4	SQ M	SQ FT
Ground Floor	178.93	1,926
First Floor	161.84	1,742
TOTAL	340.77	3,668

UNIT 5	SQ M	SQ FT
Ground Floor	248.61	2,676
First Floor	252.60	2,719
TOTAL	501.21	5,395

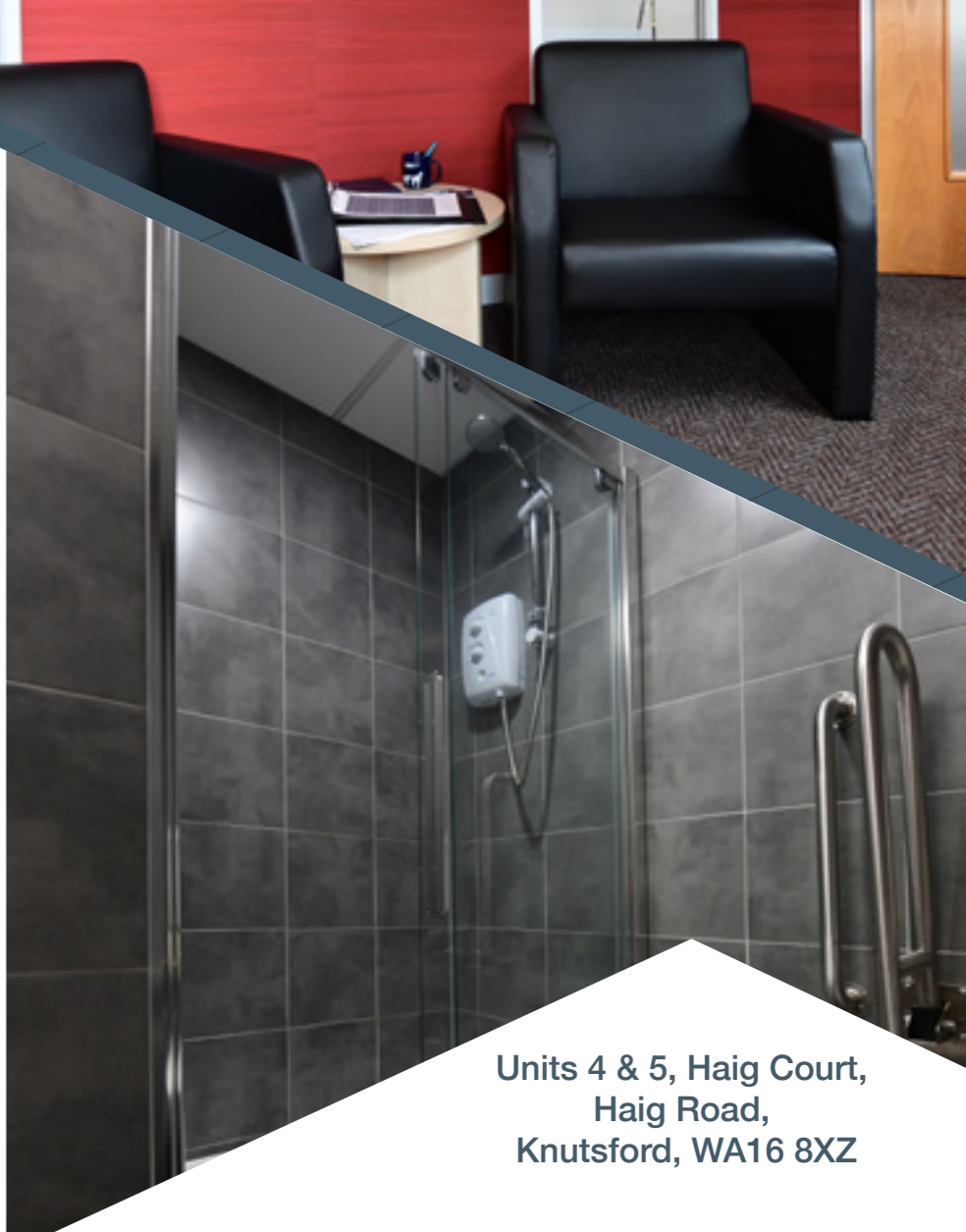


29 car spaces demised with the units



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GALLERY



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FURTHER INFORMATION

PRICE

Price on application.

SERVICE CHARGE

The current annual service charge costs are as follows:

Unit 4 – £3,451

Unit 5 – £5,326

BUSINESS RATES

The current rateable value for both units 4&5 combined is £83,000. For further information on the amount payable please contact the local authority.

CAR PARKING

The buildings come with a total of 29 car parking spaces.

LEGAL FEES

Each party is responsible for their own legal costs.

EPC

The buildings have an EPC rating of B. A full certificate is available upon request.

TENURE

Freehold.

VIEWINGS

Strictly by appointment:



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