





Set in the heart of Cheshire, Knutsford is more than just a picturesque market town — it's a thriving hub where business meets lifestyle. Companies choosing Knutsford benefit from an address that combines prestige, convenience, and connectivity, making it a standout choice in the North West.

#### UNRIVALLED CONNECTIVITY

With direct rail links to Manchester, fast access to the M6 and M56 motorways, and Manchester Airport only a short drive away, Knutsford keeps your business connected on a regional, national, and international level. Clients, staff, and visitors can all reach you quickly and easily.

#### A TOWN THAT WORKS FOR BUSINESS

Knutsford's lively high street is packed with cafés, restaurants, and shops, offering everything from everyday essentials to spaces perfect for client lunches or after-work socialising. Your team will enjoy the convenience of having so many amenities just minutes from the office.

#### A PLACE PEOPLE WANT TO BE

Surrounded by the beauty of Tatton Park and the Cheshire countryside, Knutsford provides a work setting that's both inspiring and enjoyable. Businesses based here find it easier to attract and retain talent, thanks to the town's unique blend of charm and opportunity.

#### THE RIGHT CHOICE FOR GROWTH

Choosing office space in Knutsford is an investment in your business's future. With its unbeatable location, strong community, and outstanding connectivity, Knutsford is the perfect base for ambitious companies ready to grow.



Indicative image



Indicative image

## SPECIFICATION



FIBRE  
BROADBAND



24/7  
ACCESS



SMALL  
SUITES



KITCHEN  
FACILITIES

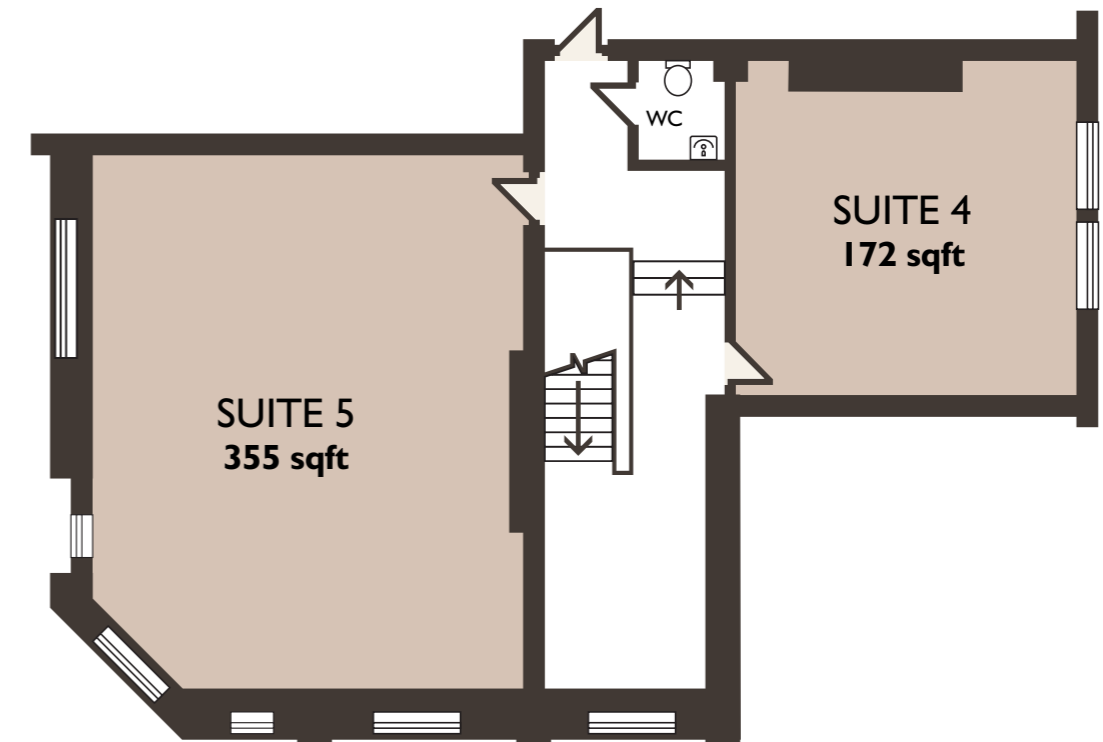


GOOD  
TRANSPORT LINKS

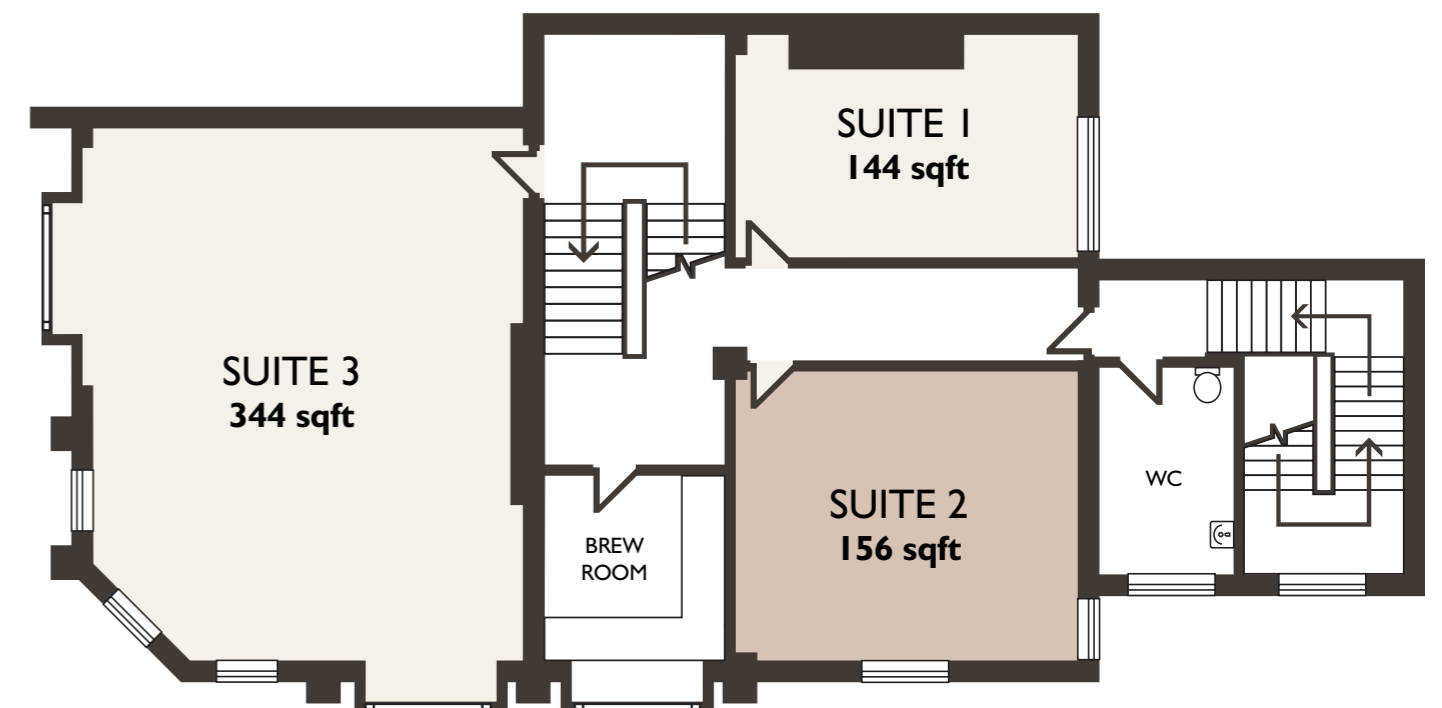


FAST MOTORWAY  
ACCESS

## 2ND FLOOR



## 1ST FLOOR



## AVAILABILITY

FLOOR	SUITE	SQ.FT.	AVAILABILITY
2	SUITE 5	355	AVAILABLE
2	SUITE 4	172	AVAILABLE
1	SUITE 3	344	OCCUPIED
1	SUITE 2	156	AVAILABLE
1	SUITE 1	144	OCCUPIED

## LOCAL AMENITIES

### FOOD & DRINK

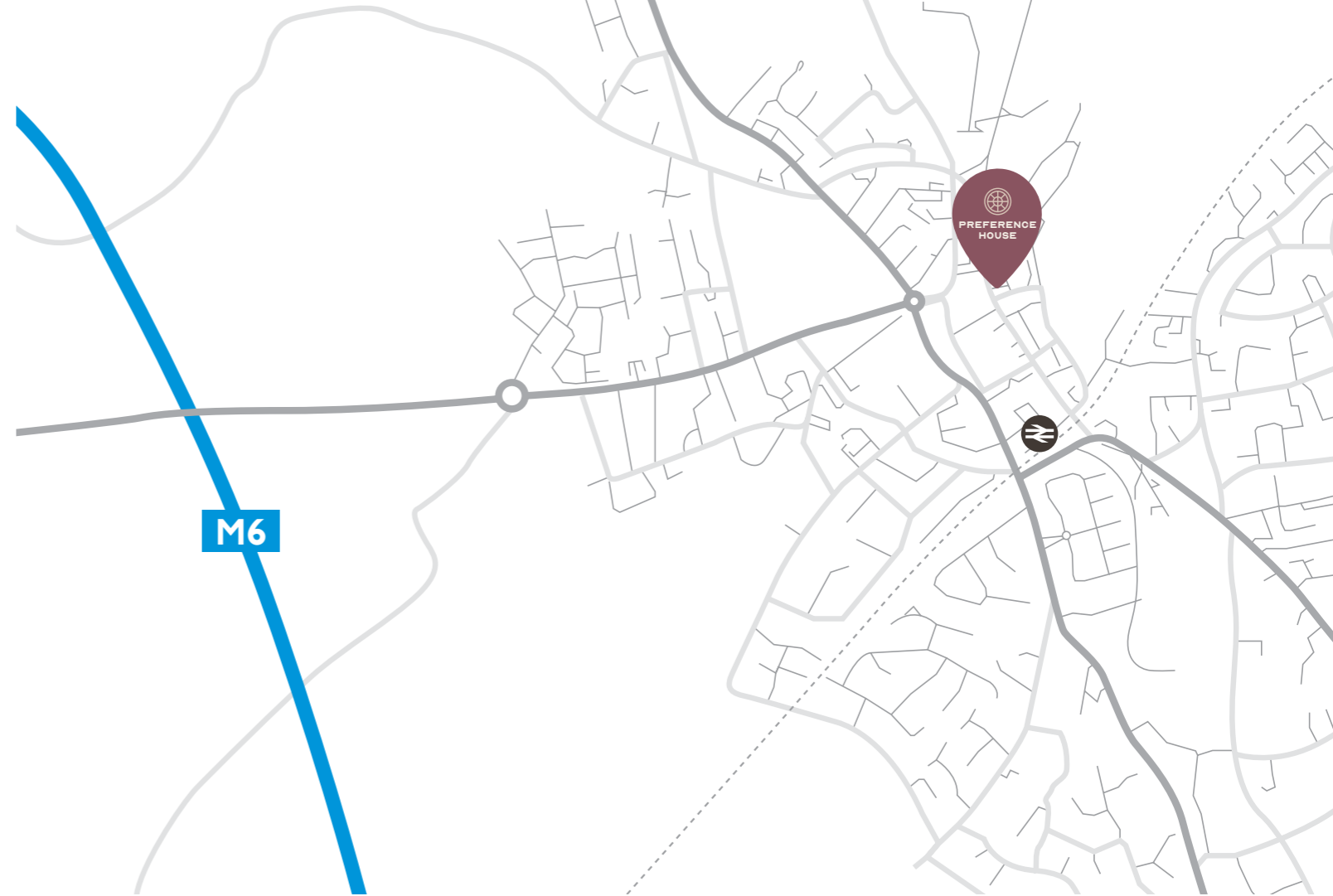
- Piccolino
- Gusto
- Lost & Found
- Evuna
- Mowgli
- Stolen Lamb
- Wallop
- Costa
- Aprils Kitchen
- Giovanni's
- Neki Cafe
- Kuckoo
- Cranford Cafe
- Caffe Nero
- Dexter & Jones
- The Courthouse
- Courtyard Coffee House
- Gail's Bakery

### RETAIL

- Waitrose
- Sainsburys
- Co-op
- Aldi
- Booths
- Boots
- Nationwide
- OKA
- Waterstones

### LEISURE

- Knutsford Golf Club
- Tatton Park
- Curzon Cinema
- Knutsford Tennis Club



## TRAVELLING BY TRAIN

KNUTSFORD.....	1 MINS
MANCHESTER PICADILLY.....	1 HOUR
CREWE.....	1 HOUR 25 MINS
LIVERPOOL LIME STREET.....	1 HOUR 45 MINS
LONDON EUSTON.....	3 HOURS

## TRAVELLING BY CAR

M6 JUNCTION 19.....	8 MINS
M56 JUNCTION 9.....	12 MINS
MANCHESTER AIRPORT.....	15 MINS
MANCHESTER CITY CENTRE.....	40 MINS
LIVERPOOL JOHN LENNON AIRPORT.....	45 MINS
LIVERPOOL CITY CENTRE.....	55 MINS



# PREFERENCE HOUSE

101 KING STREET KNUTSFORD WAI6 6EQ

**Orbit**  
**Developments**

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