

Suite GB1, Caledonian House, Tatton Street, Knutsford, WA16 6AG



“Open-plan office
accommodation in
town centre location”

TO LET
OFFICE SUITE
IN KNUTSFORD TOWN CENTRE
649 SQ FT

01625 800066

LOCATION

Located in the heart of Knutsford, Caledonian house is a contemporary three storey purpose built modern office. Knutsford is conveniently located 2 miles from Junction 19 of the M6, offering immediate access to the North West motorway network. Manchester Airport is also 6 miles from the town. The town centre is on the office doorstep providing a large variety of amenities for staff. Occupiers include; Waitrose, Costa Coffee, Café Nero and Sainsbury's.

DESCRIPTION

Access is gained through a communal entrance hall. The office is an open plan suite with power and data points. Tenants also have access to shared a kitchen and WC facilities.

SPECIFICATION

- Suspended ceilings
- LG3 compliant lighting
- DDA compliant access
- Bicycle stores
- Parking

RENTAL

£16.50 per sq ft

AVAILABILITY

Suite GB1: 649 sq ft.

CAR PARKING

1:500 ratio at £550 per space/year.

LEASE

The premises are available by way of an effective fully repairing and insuring lease for a term of years to be agreed, incorporating rent reviews at the appropriate intervals.

SERVICE CHARGE

A Service charge will be payable, currently £7.22 per sq ft.

INSURANCE

Insurance will be payable at £0.26 per sq ft.

VAT

VAT will be payable on all outgoings.

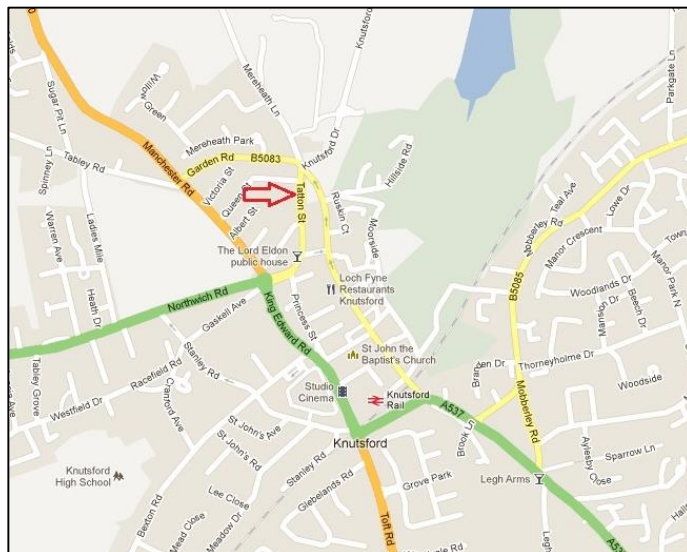
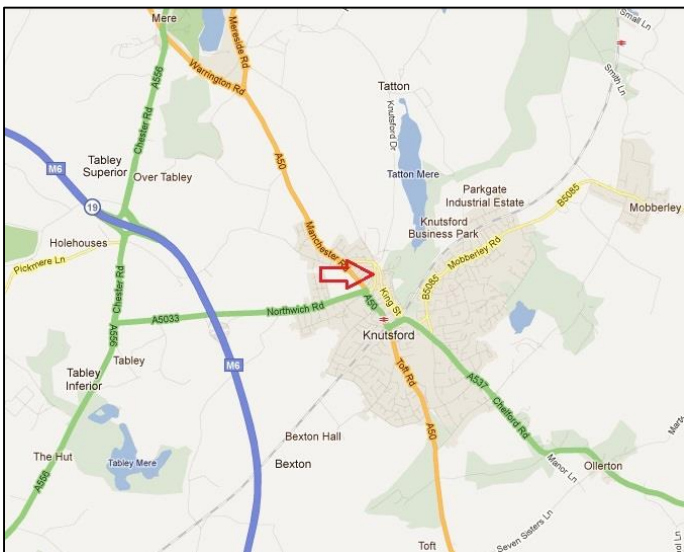
BROADBAND

It is understood that BT's 38Mb and Fibre Broadband is available in the area.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at sg@willsill.co.uk

Subject to contract October 2021



Important Notice

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