

**TO LET**

Two Storey Self-Contained Offices  
Open Plan With Air-Conditioning  
167.88 Sq M (1,807 Sq Ft)



**Unit 4 Mere Hall Farm Business Centre**  
Mere, Knutsford, Cheshire, WA16 6LE

[www.merehallfarmbusinesscentre.co.uk](http://www.merehallfarmbusinesscentre.co.uk)



# UNIT 4 MERE HALL FARM BUSINESS CENTRE

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Unit 4 Mere Hall Farm Business Centre,  
Bucklow Hill Lane, Mere, Knutsford, Cheshire



Mere Hall Farm Business Centre is a commercial business development, set around a traditional building courtyard offering a peaceful, creative working environment. Unit 4 is a self-contained two storey suite with open plan office space.

- Self Contained, Air-Conditioned Offices
- Idyllic Rural Setting with Excellent Road Network Access
- 1,807 Sq Ft Ground and First Floor Offices
- Extensive Onsite Parking Included
- High Speed Broadband Access
- Pre Fitted 3 Way Skirting Duct System
- Fitted Kitchens and Private Toilets
- Private Access
- Category 2 Lighting
- Fully Carpeted
- Double Glazing with Energy Efficient Glass
- High Specification Insulation
- Fire Alarm System
- CCTV / External Security Lighting
- Proactively Owner-Managed



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# RURAL BUSINESS CENTRE WITH EXCELLENT ROAD NETWORK ACCESS

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## Development

The development has been renovated to offer the best in contemporary workspace and yet retain all the former rustic charm of the original courtyard building. All the units have a unique character, displaying a wealth of original features, including exposed timber beams and Cheshire fair face brickwork, complemented with a bright, clean finish.

There are five, two storey units of an open plan design that provide potential tenants with the opportunity to influence final specification and layout to fulfil their own requirements. Each unit has the benefit of independent, self-contained air cooling/heating systems and compartmental perimeter trunking. All the units have private access and facilities, together with ample car parking, set within secure landscaped grounds.

## Accommodation

The Unit comprises of approximately 1,807 Sq Ft of net internal useable space. The property is a two storey brick and slate roof self-contained suite.

This is split between two large open plan work areas on the ground and first floor, accompanied with a smaller office above the archway. All rooms are accessed from a central service entrance with WC's and a fitted kitchen.

The property has a south facing aspect with views of undulating Cheshire countryside and direct access to car parking facilities.

## Rental Price

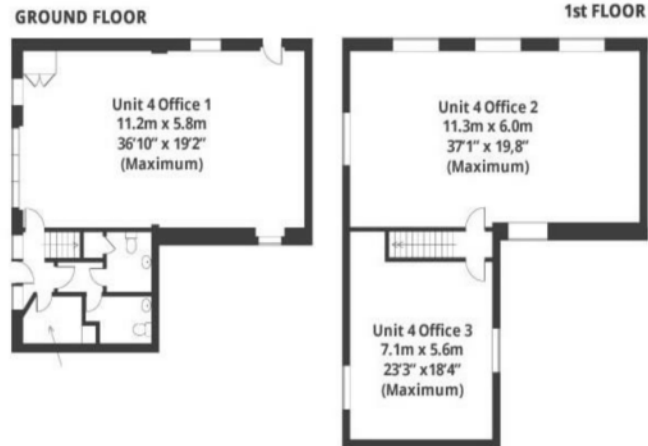
£31,500 per annum exclusive of VAT, service charge and any other outgoings.

## Tenure

Unit 4 is available by way of a new fully repairing and insuring lease for a term of not less than 3 years.

## EPC

The Unit has an EPC rating Pending - a full report can be made available.

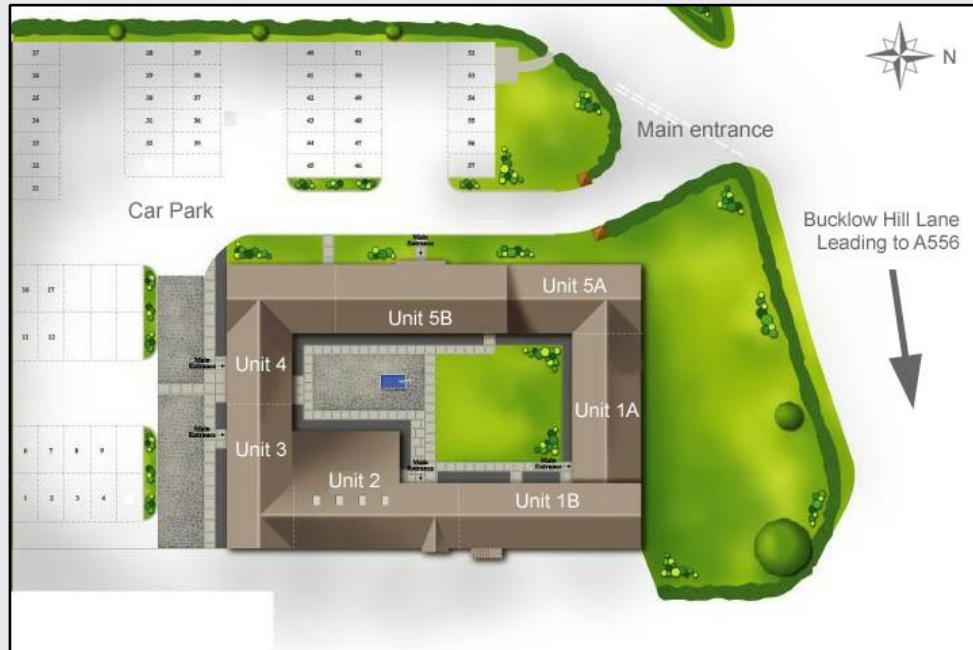


Not to Scale



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## Services & Service Charge

Mains water, drainage and electricity are connected. An air conditioning/heating system is installed. None of the services are tested by the agent. Interested parties should make their own enquiries into the adequacy and quality of these.

A service charge is payable for the maintenance of all communal areas, including the car park. The details of this can be made available upon request.

## Business Rates

The rateable value is understood to be £27,750. An addition will be made for the parking included.

Prospective tenants should make their own enquiries with Cheshire East Council.

## Viewings

Strictly by prior arrangement with the agent, Fisher German

## VAT

Prices, outgoings and rents quoted are exclusive of but may be liable to Valued Added Tax (VAT).

## Location

Mere Hall Farm Business Centre is located in Mere, close to the sought after Cheshire village of Knutsford. Access to local road networks is easy, with Knutsford approximately 4 miles to the South, Altrincham 4.5 miles to the North East and Manchester City Centre 15 miles away.

## Approximate Travel Distances



### Locations

- Knutsford 4 miles
- Manchester 15 miles
- M6 Junction 19 2.5 miles
- M56 Junction 7 4 miles

### Sat Nav Post Code

- WA16 6LE



### Nearest station

- Knutsford 3.5 miles



### Nearest Airports

- Manchester 8 miles



### Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2020. Photographs dated 2009 and 2017.

### Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

