



**RENT**  
**£17.08**  
(per sq ft)



**SERVICE CHARGE**  
**£TBC**  
(per sq ft)



**RATES PAYABLE**  
**£8.56**  
(per sq ft)



**EPC RATING**  
**Band B**



## **Unit 1B Mere Hall Farm Business Centre**

**Mere, Knutsford, Cheshire, WA16 6LE**

Office | Leasehold | 951 Sq Ft (88.2 Sq M)



# **TO LET**



## 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. There is ample onsite car parking.

## Accommodation

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

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Unit 1B - First Floor	951	88.2



## Amenities



Air Conditioning



Fitted Out



Plug & Play



Car Parking



Meeting Room



Communal Kitchen



Reception Area



## Further information



### Lease Terms

The property is available by way of a sublease for a term of not less than three years,

### Rent

The passing rent is £16,250 per annum exclusive of VAT, service charge and any other outgoings.

### Tenure

Leasehold.

### Business Rates

Unit 1B is currently listed at the VOA along with the ground floor accommodation. The Rateable Values will need to be split. An approximate rates payable for the unit will be £8,300 pa. Interested parties should make their own enquires to the local council.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### Service Charge

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

### EPC

The EPC Rating is Band D. A certificate is available upon request.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

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

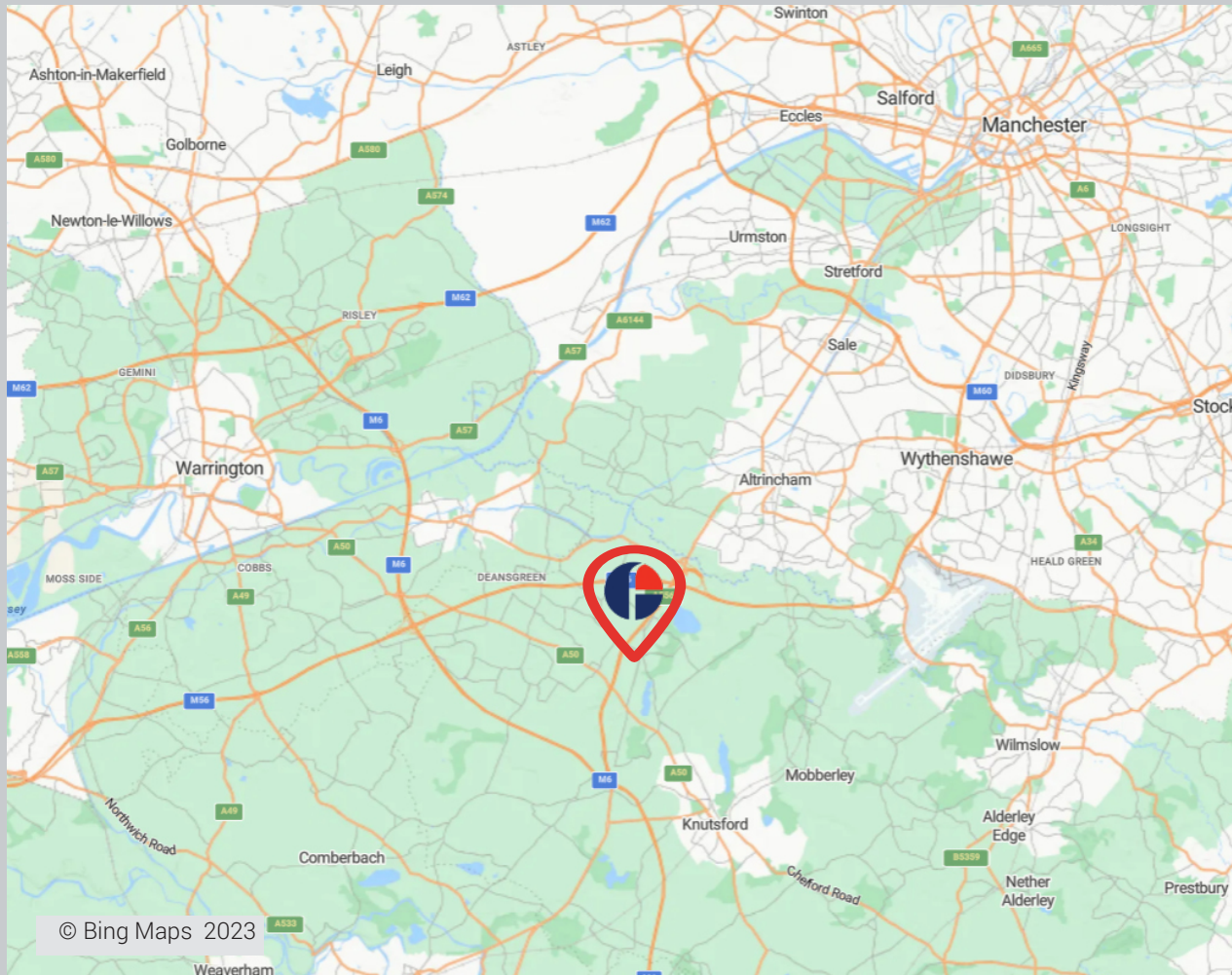
### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.





# Mere Hall Farm Business Centre, WA16 6LE



## Approximate Travel Distances



### Locations

- Knutsford - 4.2 miles
- Warrington - 9.1 miles
- Manchester - 16.6 miles



### Nearest Station

- Knutsford Train Station - 4.3 miles



### Nearest Airport

- Manchester Airport - 9.2 miles



## Viewings



### Steve Brittle



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07787 152 996



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### Marcus Baumber



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Particulars dated May 2023. Photographs dated March 2023.

