Mere Hall Farm
BUSINESS CENTRE

www.merehallfarmbusinesscentre.co.uk

Unit 1C Mere Hall Farm Business Centre

Mere, Knutsford, Cheshire WA16 1LE
Office | Leasehold | 951 Sq Ft (88.3 Sq M)

Lamb & Swift
Commercial Property

TO LET

Unit 1C Mere Hall Farm Business Centre

A Rural Business Centre with Excellent Road Network Access

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 ground floor unit comprises of approximately 951 sq ft of net internal useable space as shown on the adjacent plan. The office has been designed to be a large open plan floorplate, with an additional small office / comms room at the north gable end.

The unit overlooks a stone cobbled yard and garden. Access is via the central courtyard or from the adjacent stone cobbled frontage, which can accommodate extra parking supplementary to the main car park facility.

The unit will have shared use of the kitchen and WC facilities in the communal entrance hall.

EPC

The Unit has an EPC rating D - a full report can be made available on request.

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
SUITE 1B	88.2	951

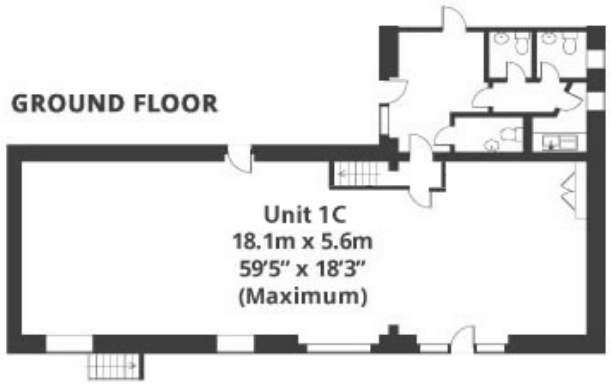
This suite can be taken alongside Suite 1B, which is the first floor suite of a similar size, if more space is required. The total area of both suites is 176.77 sq m / 1,902 sq ft. Please enquire for more details.

Rent

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed (minimum 3 years). The rental is £16,250 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.



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Mere Hall Farm Business Centre is a commercial business development, set around a traditional building courtyard offering a peaceful, creative working environment.

Unit 1C is part of a selfcontained suite with air conditioning & ample parking.

- 951sq ft Open Plan Office Space
- Idyllic Rural Setting with Excellent Road Network Access
- Ability to partition if required
- Extensive Onsite Parking Included
- High Speed Broadband Access
- Pre Fitted 3 Way Skirting Duct System
- Fitted Kitchen 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

Viewings
Strictly by prior arrangement with the agent, Lamb & Swift.

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

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 currently listed on the VOA together with the ground floor suite and would require a separate rating assessment if taken alone. The rateable values will need to be separated. An addition will be made for the parking included.

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

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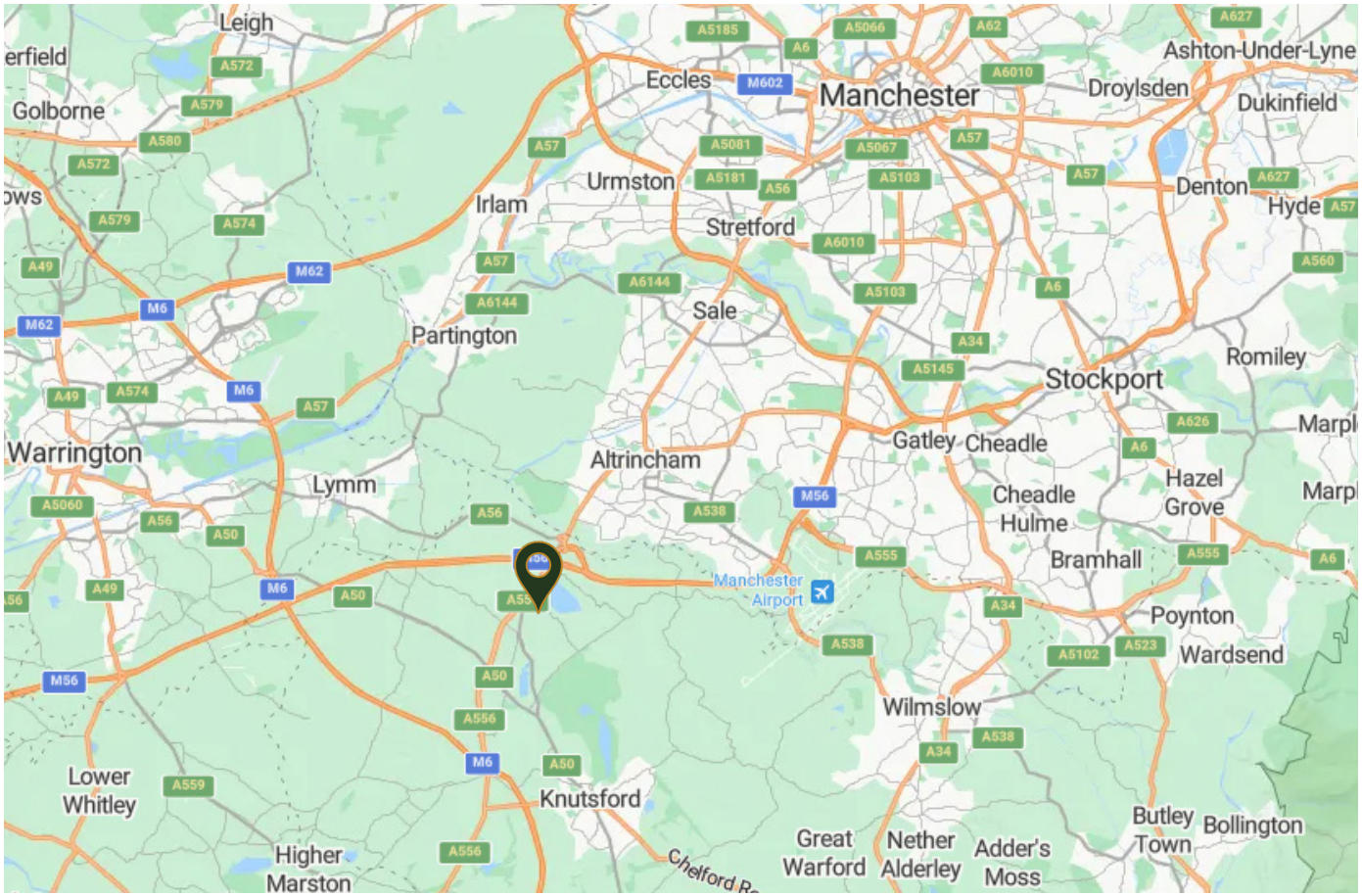

Map Copyright Bing Maps

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

Anti Money Laundering

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

Viewings

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Particulars dated December 2025

Important Notice
Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

Lamb & Swift
Commercial Property
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