

TO LET

Storage/Warehouse Premises
Accessible Rural Location
252.05 Sq M (2,713 Sq Ft)



Warehouse at Mere Hall Farm
Mere, Knutsford, Cheshire, WA16 6LE

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WAREHOUSE MERE HALL FARM BUSINESS CENTRE

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Warehouse 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. The warehouse is a steel portal storage unit with an ancillary brick building.

Warehouse (portal frame) - 1,936 Sq Ft

- Steel Portal Frame Construction (Insulated)
- Insulated Reinforced Concrete Floor
- Full Height Electric Shutter Door
- Electricity, Water & Gas Heating
- Service Yard and Car Parking
- Fire Alarm, Fluorescent Lighting
- Ample Car Parking & Service Area

Workshop (brick building) - 627/150 Sq Ft (STP)

- Fully Insulated with Double Glazing
- Air Conditioning Cooling & Heating
- Service Area, Fitted Kitchen & WCs Available
- Traditional Aesthetic Facade Outlook
- Multi Use, Storage, Offices, Showroom (STP)
- Fluorescent Cat II Lighting, Fitted Carpeting



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RURAL BUSINESS CENTRE WITH EXCELLENT ROAD NETWORK ACCESS

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Development

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.

Mere Hall Farm Business Centre has excellent transport links and yet is located away from the pollution and congestion of the Towns and Cities. Set against the wealthy commuter belt of North Cheshire and combined with a host of doorstep facilities, Mere makes the ideal business location.

Accommodation

The Unit comprises of approximately 2,713 Sq Ft of gross internal area. The main building of 1,936 Sq Ft is of steel portal frame construction, with full height electric roller shutter door and two personnel doors. This area benefits from fully insulated floors, walls and ceiling as well as a heating unit.

Adjacent and interconnected to the main building is a single storey brick building that is split into a large open plan area and small service area of 627 and 150 Sq Ft respectively, overlooking a cobbled courtyard. The area benefits from fully insulated floors, walls and ceilings as well as air conditioning heating and cooling. Formerly used as a workshop, this area could be suited to storage, office accommodation or a sales reception area (subject to planning permission). The small service room has a fitted kitchen and WC facilities.

Rental Price

£32,000 per annum exclusive of VAT, service charge and any other outgoings.

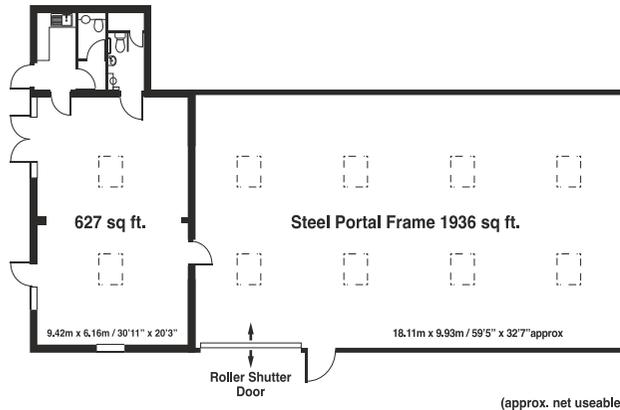
Tenure

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

EPC

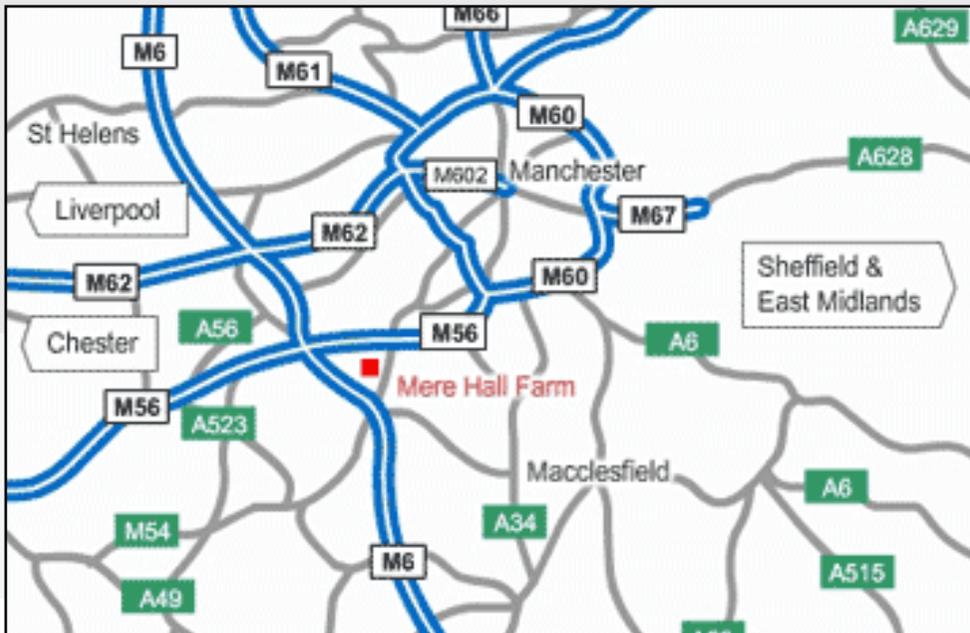
The warehouse has an EPC rating C - a full report can be made available on request.

Warehouse Floorplan 2563 sq ft. / 238 m²



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Services & Service Charge

Mains water, drainage and three phase electricity are connected. 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

Interested parties are advised to make their own enquiries with the Valuation Office Agency (VOA) to verify the current rateable value and actual rates payable.

Viewings

Strictly by prior arrangement with the owners.

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



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