

TO LET

Modern 1st Floor Office
Situated on Booths Park
4,581 Sq Ft (426 Sq M)

No.3
Booths Park ●

Suite L1A, No. 3, Booths Park,
Chelford Road, Knutsford, WA16 8GS



MODERN OPEN PLAN OFFICE



Suite L1A, No. 3 Booths Park, Chelford Road, Knutsford, WA16 8GS



Modern, high quality, purpose built offices occupying an attractive position on Booths Park. The property comprises of open-plan space, situated on the 1st floor, and benefits from 16 car parking spaces. Booths Park is well located on the outskirts of Knutsford, within easy reach of local amenities and local and national road networks.

- Large, open-plan, air conditioned, modern office with fully fitted kitchen
- Extensive, high specification office fit-out
- High speed internet availability
- Full access raised floors
- 16 car parking spaces
- Situated on an established business park close to Knutsford town centre.
- On site gym, bike storage, shower and changing facilities, fitness studio and cafe
- 220 acres of green parkland to enjoy



Rupert Collis 01565 745 324 / 07966 481 501



Rupert.collis@fishergerman.co.uk



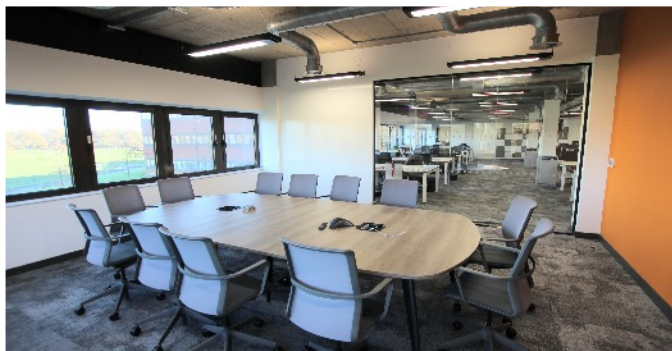
Edward Winney 01565 745 319 / 07815 993 283



Edward.winney@fishergerman.co.uk



fishergerman.co.uk



1ST FLOOR, NO. 3 BOOTHS PARK

Location

No. 3 Booths Park is situated on an attractive 220 acre business park close to Knutsford town centre and offers attractive communal facilities and on site parking.

The site is easily accessible, located off Chelford Road (A537) to the east of Knutsford Town Centre, providing excellent access to the local road network and onwards to Junction 19 of the M6 Motorway which is approximately 4 miles to the west.

In addition to attracting multiple large professional firms, Booths Park also benefits from on site local amenities including Philpotts sandwich shop, Tatton Perk coffee van and Ixia Flowers.

Description

Suite L1A occupies a first floor, corner position within No. 3 Booths Park, overlooking the nearby lake and attractive rural setting. The offices are accessed via a ground floor communal area with two passenger lifts and two staircases.

The suite offers a large, open-plan space, which benefits from air conditioning and heating, as well as excellent natural light due to the panoramic double-glazed windows. The offices are finished with a large, fitted kitchen and breakout area, glass partitioned boardroom, two small meeting rooms, internal reception and feature exposed ceiling services.

The office will also include 16 car parking spaces.

Accommodation

	Sq M	Sq Ft
Main Office	346	3,760
Break-Out	11	122
Kitchen	69	738
Total	426	4,581

Rental

The current passing rent is £83,601.50 per annum with an additional rental of £7,200 per annum for 16 car parking spaces.

Tenure

The offices are available by way of an assignment of the current lease which is for a term of 10 years from 19 March 2018 with a tenant break on 19 March 2023.

Business Rates

The current rateable value is £60,500. For rates payable interested parties should make their own enquiries with the local authority.

Services

We understand that mains electricity, water and drainage are connected. Telephone and high-speed internet are understood to be available.

The agents do not test any of the services and interested parties should make their own enquiries into their connection and adequacy.

Legal Costs

Each party will be responsible for their own costs relating to this transaction.

Service Charge

A service charge is levied by the landlord. Further details can be made available on request.

EPC

Energy Performance Rating B.

VAT

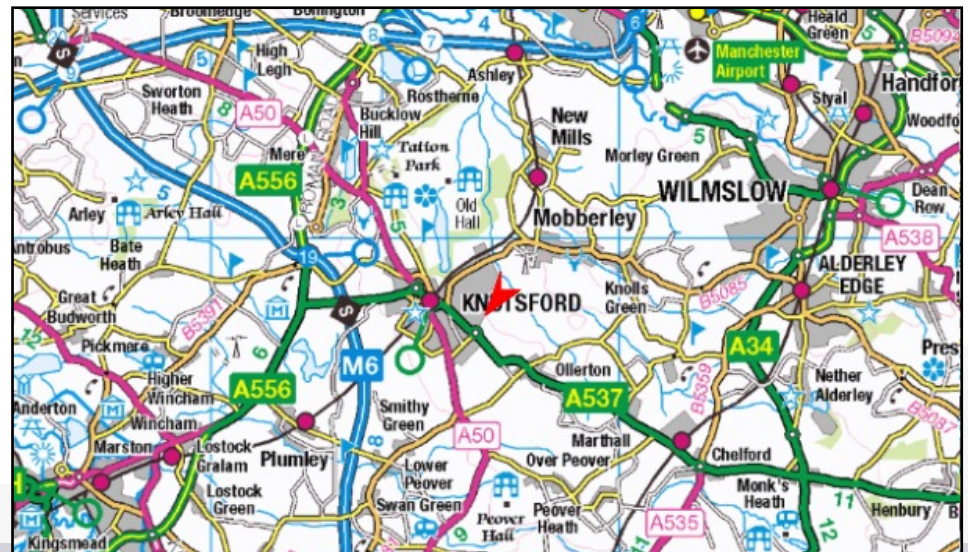
Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Anti Money Laundering & Referencing

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

Viewings

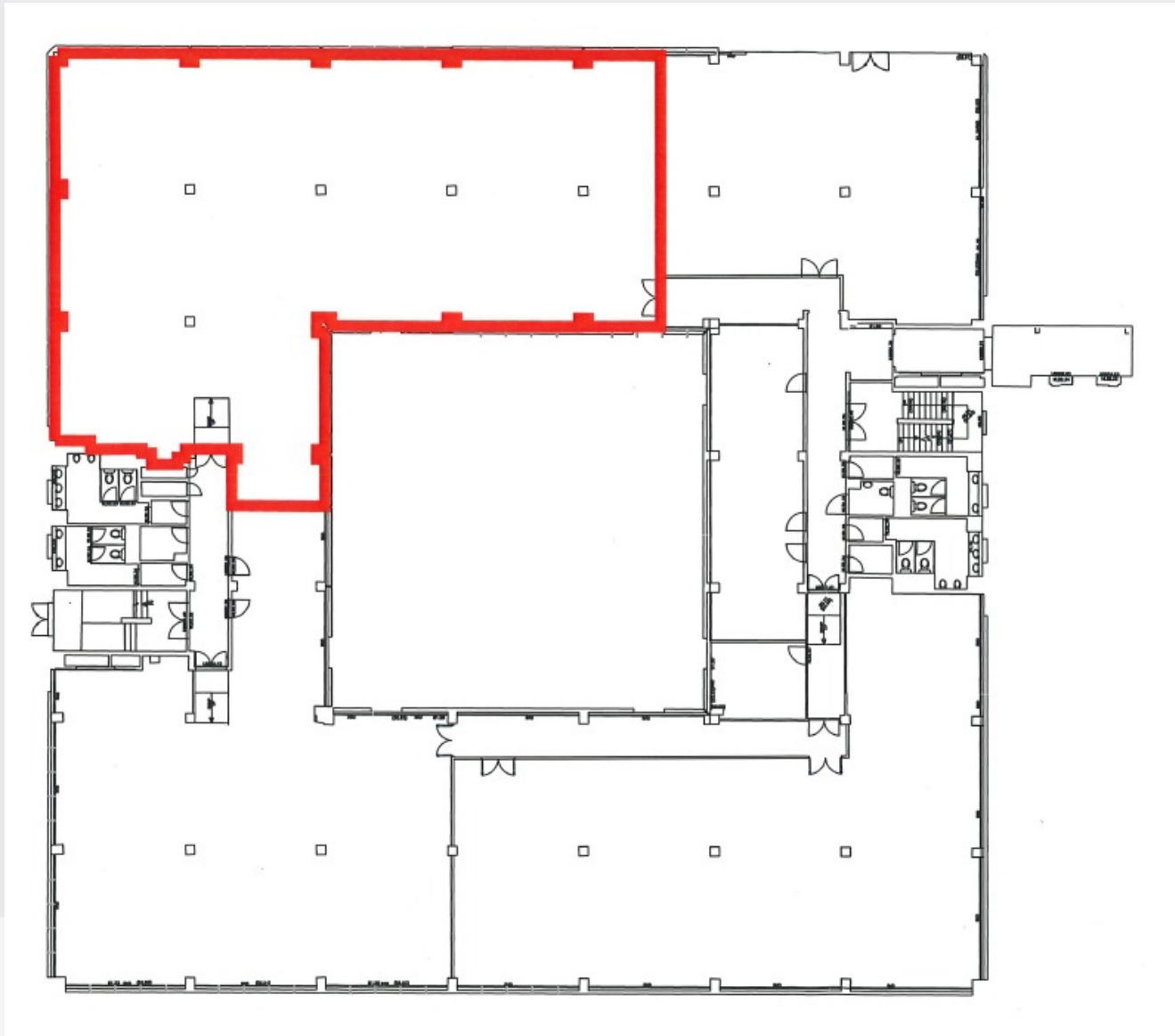
Strictly by prior arrangement with the agent.




Not To Scale


Licence No. 100022432

MODERN OPEN PLAN OFFICE



Not To Scale


 **Approximate Travel Distances**

 **Locations**


- Knutsford 1 mile
- Wilmslow 7 miles
- Manchester 18 miles

Sat Nav Post Code

- WA16 8GS

 **Nearest station**

- Knutsford 1 mile

 **Nearest Airports**

- Manchester 13 miles



Please Note

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Particulars dated December 2021. Photographs dated November 2021.