

PARTICULARS

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**Edwards & Co**

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**TO LET**

**EXCELLENT GROUND AND FIRST FLOOR  
OFFICE ACCOMMODATION  
WITH CAR PARKING**

**SUITES FROM 909 SQ.FT. (84.45 SQ.M.)  
TO 1,879 SQ.FT. (174.60 SQ.M.)**



**8 HAIG COURT  
HAIG ROAD, KNUTSFORD  
WA16 8XX**



**LOCATION:**

Haig Court is located in Knutsford, forming an ideal centre for business and commercial interests seeking escape from the congestion of larger towns.

Approximately three and a half miles from these premises there is an access point to the M6 motorway at Tabley (junction 19). Manchester International Airport is also within twenty minutes motoring distance. Wilmslow Rail Station, on the main Manchester – Crewe – London line, is seven miles away.

**DESCRIPTION:**

Haig Court is an excellent modern office development of two-storey buildings conveniently situated on the edge of Knutsford and within easy reach of motorway, rail and airport links. Set within a landscaped environment, the building has been built to a high specification with brick elevations under a composite slate roof.

**ACCOMMODATION:**

The building is arranged as follows:-

Ground floor	909 sq.ft.	84.45 sq.m.
First floor	970 sq.ft.	90.11 sq.m.
<b>TOTAL</b>	<b>1,879 sq.ft.</b>	<b>174.60 sq.m.</b>

**SPECIFICATION:**

The offices are appointed to a high standard, including the following:-

- Suspended ceiling with new compliant lighting
- Gas fired central heating
- Double glazing throughout
- Newly fitted carpets
- Comfort cooling on the first floor
- Male, female and disabled toilets
- Open plan kitchenette on the first floor

**CAR PARKING:**

Eight car parking spaces, located directly to the front of the property, are available with the accommodation.

**TERMS:**

Leases are available on a Full Repairing and Insuring basis for a term of years to be agreed with full details quoted on request. The lease will be drawn outside the provisions of sections 24-28 of the Landlord & Tenant Act 1954.

All rents are exclusive of rates and service charge.

**RENT:**

All costs, such as rent, rates and service charge are available from the joint letting agents upon request.

**VAT:**

All prices quoted are exclusive of, but may be subject to, VAT.

**DIRECTIONS:**

From the roundabout in the centre of Knutsford proceed along King Edward Road to the traffic lights by the station and turn left. Continue to the next set of traffic lights and turn left into Mobberley Road. Proceed to the fire station and turn left into Parkgate Lane and continue over the railway bridge into Haig Road where Haig Court can be found on the left hand side.

**VIEWINGS:**

By appointment with the joint agents:-



and Meller Braggins – 01565 632618