

PARTICULARS

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TO LET

**EXCELLENT RECENTLY REFURBISHED
GROUND FLOOR OFFICE SUITE IN
PROMINENT AND CONVENIENT LOCATION**

**SUITES FROM 2,300 SQ.FT. (213.67 SQ.M.)
TO 4,798 SQ.FT. (445.73 SQ.M.)**



**MERE HOUSE
BROOK STREET, KNUTSFORD
CHESHIRE
WA16 8GP**

LOCATION:

Mere House is situated on Brook Street in Knutsford, forming an ideal centre for business and commercial interests seeking escape from the congestion of larger towns.

The property is well served by the M6 motorway at Tabley, which is approximately two and a half miles from the premises. Manchester International Airport is also within twenty minutes drive. Knutsford Rail Station is within easy walking distance, whilst Wilmslow Rail Station, on the main Manchester – Crewe – London line, is seven miles away.

DESCRIPTION:

Mere House occupies a prominent position close to the town centre, with its wide range of shops, restaurants and other amenities.

The building has been completely refurbished and upgraded to a particularly high standard in recent years, thus providing an excellent opportunity for those seeking to acquire prestigious office accommodation.

ACCOMMODATION:

The suite is situated on the ground floor of the premises and offers a total net internal floor area of 4,798 sq.ft. (445.74 sq.m.).

If required, the floor can be split to provide a minimum floor area of 2,300 sq.ft. (213.67 sq.m.).

CAR PARKING

Ten car parking spaces, located directly outside the building, 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.

SPECIFICATION:

The building has recently been comprehensively refurbished to provide the following features:-

- Spacious reception foyer
- Eight person passenger lift serving both floors
- Gas fired central heating complemented by double glazing
- Individual thermostatic valves to radiators
- Fitted carpet tiles and vertical window blinds
- Fully accessible raised floors with category 5 E cabling installed
- Air-conditioning to the meeting rooms
- Suspended ceilings, including low energy, low glare, modular recessed lighting
- Full intruder and fire alarm system
- Twenty-four hour access
- Excellent car parking ratio
- Ladies and gents toilets, plus a kitchen for shared use

The office suite to be let is on the ground floor and, in addition to having access by the reception foyer, has its own self-contained access from the car park. Included within the suite are thirteen individual offices, four air-conditioned meeting rooms and two store rooms.

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.

VIEWINGS:

By appointment with the joint letting agents:-



and Meller Braggins – 01565 032618