



UNION BANK, 127 KING STREET

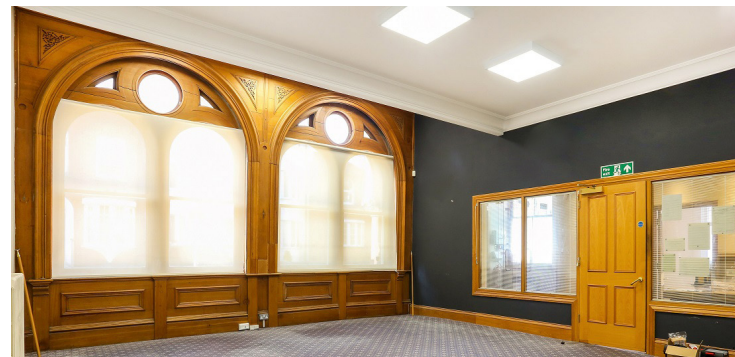
Knutsford WA16 6EF

To Let - Historic Office Building in Town Centre Location



KEY HIGHLIGHTS

- An historic building
- Town Centre Location
- Car Park to the rear
- Close to the entrance to Tatton Park



Photographs taken before a planned internal redecoration programme

LOCATION

Knutsford is a thriving Cheshire market town with an interesting mix of property styles and numerous independent traders as well as notable national names. Waterstones and Boots the Chemists are nearby on King Street and Little Waitrose, Sainsbury and the Co-operative all represented elsewhere in the town. The town has an eclectic mix of independent traders, cafes and restaurants. The building is close to the entrance of Tatton Park and within the King Street Conservation area. It is located approximately 15 miles to the South of Manchester and 6.5 miles from Wilmslow. Manchester Airport is 12.4 miles away via the nearby M56.

Approximate Area = 608.1 sq m / 6545 sq ft
 Basement = 163.1 sq m / 1755 sq ft
 Total = 771.2 sq m / 8300 sq ft
 Including Limited Use Area (17.1 sq m / 184 sq ft)
 For identification only. Not to scale.
 © Fourwalls

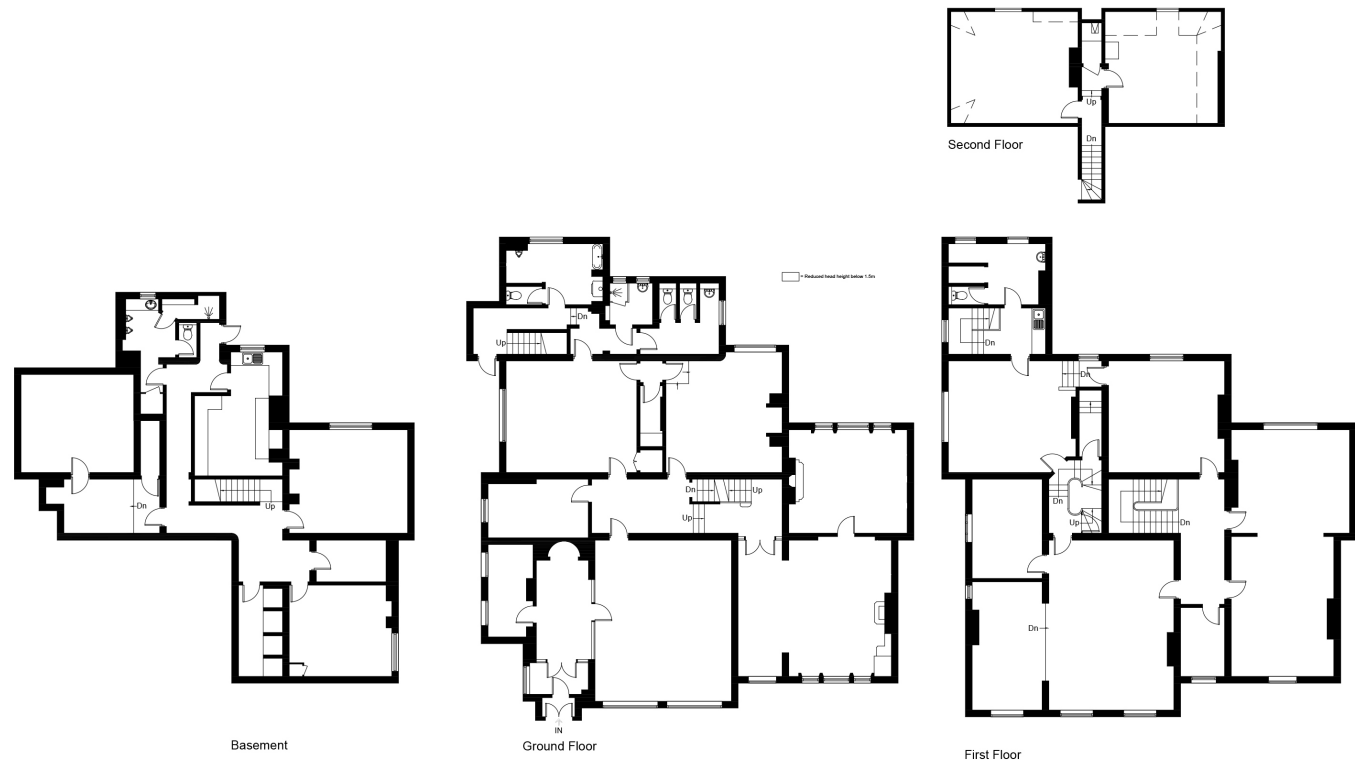


ACCOMMODATION

A prominent building purpose designed for the Union Bank in 1856. Most recently used as a prestigious company headquarters. The property is constructed of brick with stone dressings under a Welsh slate roof. It offers office space on the ground and first floor, second floor storage and a server room. There is an extensive fully converted basement providing additional offices, a staff kitchen and a strong room.

APPROXIMATE GROSS INTERNAL FLOOR AREA

SQ M	SQ FT
771.07	8,300





TO BE LET

On a full repairing and insuring lease for a term to be agreed at £95,000 per annum.

VIEWING

Strictly by prior appointment only with the Sole Agent, Savills.

Nigel Lammas

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VAT

VAT is to be charged in addition to all rents and outgoings quoted.

RATES

Rateable Value £55,000 (Cheshire East Council).

ENERGY PERFORMANCE CERTIFICATE

Level C. Certificate number 2516 -4884-8908-8739-2338.



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