

TO LET

10-12 CANUTE PLACE

Knutsford, WA16 6BH



Key Highlights

- Available as a whole or in smaller suites
- Low Overheads
- Prominent Town Centre Location

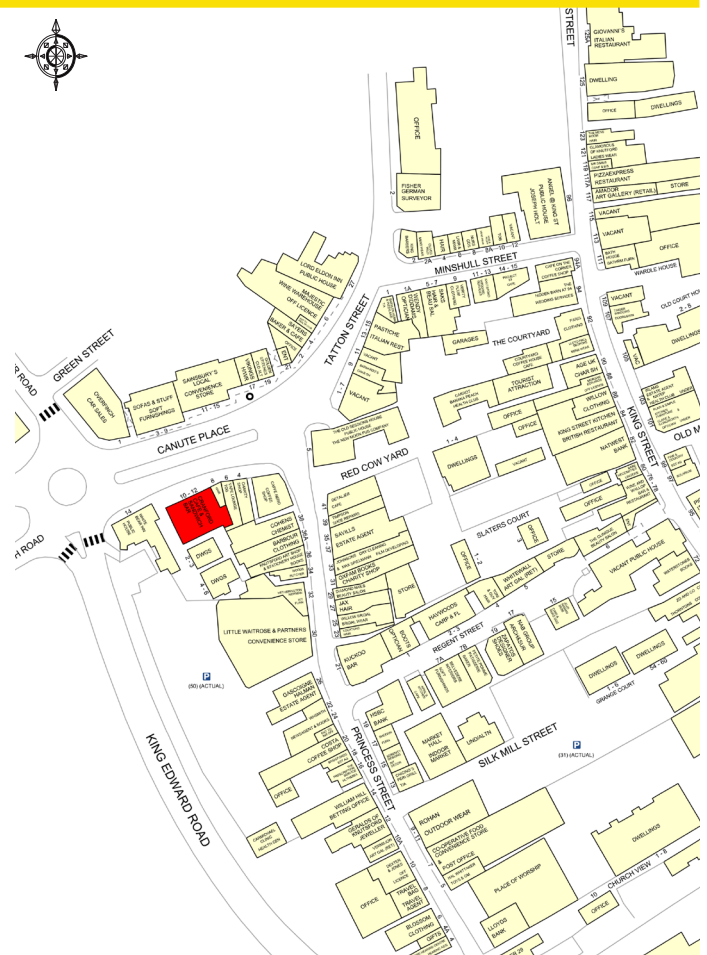
SAVILLS KNUTSFORD
35/37 Princess Street
Knutsford WA16 6BP

+44 (0) 1565 632 618

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Location

A self-contained suite of offices in a town centre location overlooking Canute Place. With a private ground floor entrance from Canute Place this flexible office space is situated on the first floor of this attractive period building. Knutsford is a vibrant town that benefits from numerous independent shops, restaurants and bars. Sainsbury Local, Café Nero, Sofas and Stuff are all represented in the square. A Little Waitrose, Co-operative store and Post Office are close by on Princess Street. There are public car parks off Princess Street and King Street and Knutsford rail station is approximately five hundred yards distant.

The offices have gas central heating, a fitted kitchen and WCs.

Accommodation

		SQ M (NIA)	SQ FT (NIA)
Ground Floor	Entrance Lobby - stairs to First Floor		
First Floor	Kitchen	3.56m x 1.37m	4.88
	2 x WCs		53
	File Store		
Suite One	Room 1	3.15m x 3.73m	11.77
	Room 2	4.7m max x 3.85max	15.40
	Total		27.17
Suite 2	Room 3	6.99m x 3.4m	
	Total		23.23
Suite 3	Room 5	2.16m max x 3.32m max	6.85
	Room 6	6.14m max x 3.47m max	19.48
	Room 7	3.13m x 2.83m	8.89
	Total		35.22
OVERALL NET INTERNAL FLOOR AREA (APPROX.)		90.50	975

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Services

Mains water, electricity, gas and drainage are connected.

To Be Let

To be let as a whole for a term to be agreed at an annual rental of £15,000 exclusive.

OR in Individual suites on an all inclusive basis to include use of a shared kitchen, W.C.s, heat, light, water, cleaning of the common parts and water and business rates

- Suite 1 £788 per calendar month (pcm)
- Suite 2 £666 pcm
- Suite 3 £1010 pcm

Business Rates

Rateable Value (for the whole) £15,000 Cheshire East Council.

For details of Rates Payable please contact the local council rates department for the latest position. www.cheshireeast.gov.uk. Rateable Values for individual suites are to be confirmed. Small business rate relief may apply for this premises.

Energy Performance Certificate

Level D.

Viewing and Further Information

Strictly by prior arrangement only with : Nigel Lammas.

Contact

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