

Units 1-3, Adams Court, Adams Hill, Knutsford, WA16 6BA



“Excellent quality offices in a prominent location, next to the train station with on site parking.”

TO LET
OFFICE SUITES
CLOSE TO THE TOWN CENTRE
743 – 1,794 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

Adams Court is located in the town centre overlooking the corner of Adams Hill and King Street (bottom street).

The offices are individually self contained, benefitting from car parking immediately outside. They are accessed via the train station car park on Adams Hill.

Knutsford has excellent access to the M6 and M56 motorway networks, each being only a short drive away. The town is serviced by the Cheshire railway line which runs hourly from Chester to Manchester via Altrincham (Metrolink), Stockport and Northwich.

DESCRIPTION

The offices offer a unique blend of open plan and cellular design. The offices are carpeted throughout with hard flooring in the kitchen and toilet areas.

Each of the units has a suspended ceiling and benefits from security shutters that are electronically operated.

AVAILABILITY

The offices can be let by unit or by floor.

Unit 1

Ground Floor: 832 sq ft
First Floor: 835 sq ft
Total: 1,667 sq ft

Unit 2

Ground Floor: 843 sq ft
First Floor: 951 sq ft
Total: 1,794 sq ft

Unit 3

Ground Floor: 743 sq ft
First Floor: 774 sq ft
Total: 1,517 sq ft

CAR PARKING

TBC

RENT

£19.50 per sq ft

RATEABLE VALUES:

Units 1 & 2
Total £43,750
Unit 3
£10,750 per floor

SERVICE/MAINTENANCE CHARGE

The service charge is 10% of the total costs of external lighting, refuse, gardening and external painting. The service charge runs from 1 April to 31 March each year and includes property insurance.

LEASE

The property is available by way of a new affective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

LEGAL FEES

Each party is responsible for their own legal costs.

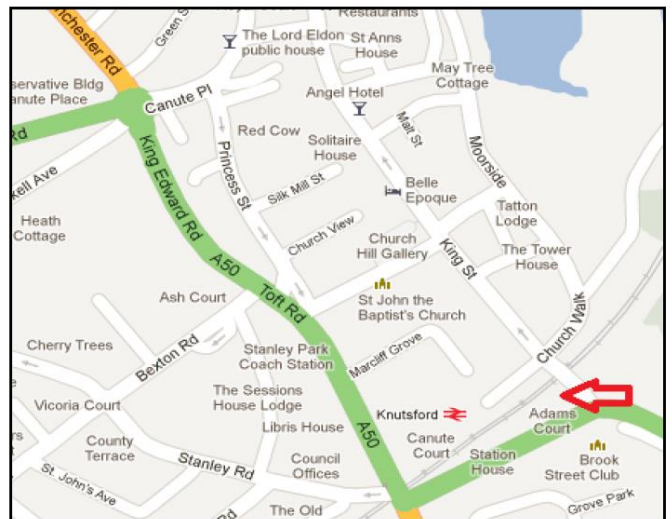
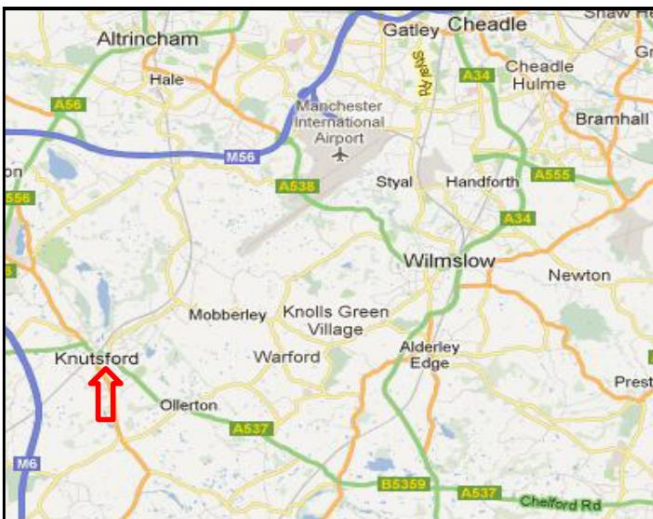
VAT

All prices and outgoings are liable for VAT.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at sg@willsill.co.uk

**Subject to contract
May 2024**

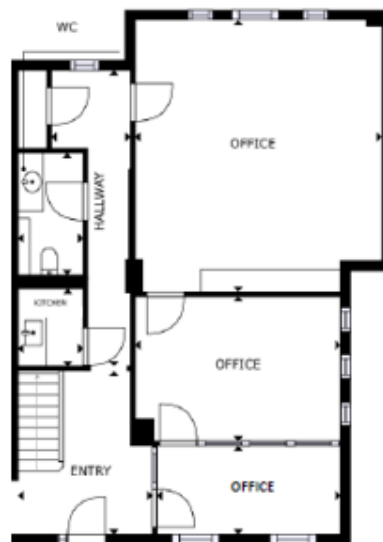
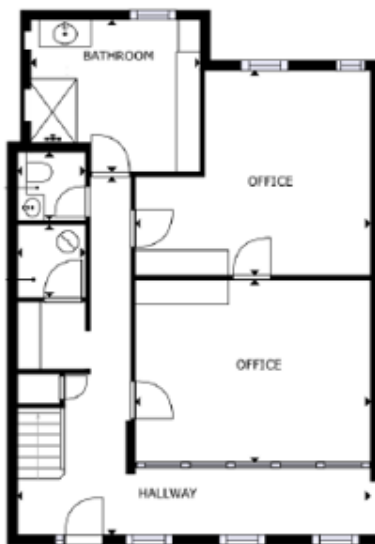
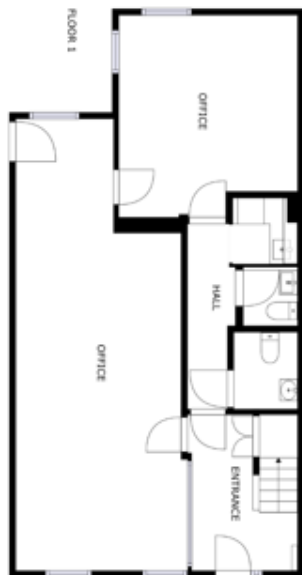


Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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FLOOR PLANS



UNIT 3

UNIT 2

UNIT 1