

TO LET

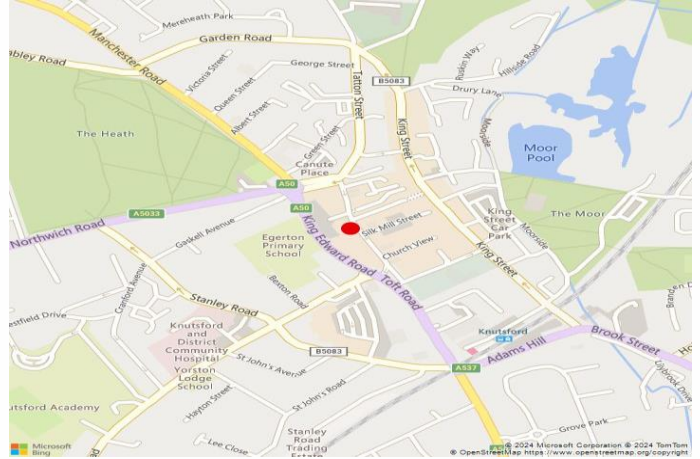


Peel House, 20A Princess Street, Knutsford, Cheshire, WA16 6BU

**Modern Self-Contained
Three Storey Office Building
334 - 1,704 SqFt (31.03 - 158.3 SqM)**

- Lift To All Floors
- Ground Floor Shower Room
- Town Centre Location
- Available As a Whole or in Individual Floors





Location

Peel House is a modern self-contained office building forming part of a mixed retail and office development on the south western side of Princess street in the Town Centre. Knutsford is a vibrant town that benefits from numerous independent shops, restaurants and bars.

Costa Coffee is located within the development and 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 four hundred yards distant.

Description

The offices have gas central heating, sealed unit double glazed windows, carpeted floors, perimeter trunking and lift access to all floors. There is a combination of Cat II lighting within suspended ceilings and attractive uplighters. There are WC and Kitchen facilities on all floors.

Accommodation

Security gate to courtyard. Phone entry system to: Ground Floor / Entrance Lobby / Shower Room and WC / Accessibility lift to first and second floors.

Office Suite 1 – First Floor	SQ.FT.	SQ.M.
A self-contained suite with tea point sink unit and cupboards, window blinds, uplighters and perimeter trunking.		
Approximate Overall Net Internal Floor Area	334	31

Office Suite 2 – Second Floor	SQ.FT.	SQ.M.
A self-contained suite comprising tea point with sink unit and base cupboards, carpeted floor, window blinds, uplighters and perimeter trunking.		
Approximate Overall Net Internal Floor Area	802	74.55
Office Suite 3	SQ.FT.	SQ.M.
A self-contained suite comprising tea point with sink unit and base cupboards, carpeted floor, window blinds, suspended ceiling and perimeter trunking.		
Approximate Overall Net Internal Floor Area	568	52.80
TOTAL FLOOR AREA	1,704	158.35

Asking Rent

As a whole on a new full repairing and insuring lease for a term to be agreed at £12.00 per sq.ft. per annum exclusive. Rent for individual floors and service charge on application.

Business Rates

Rateable Value £23,000.

For details of Rates Payable, please contact Cheshire East Council rates department for the latest position. www.cheshireeast.gov.uk

EPC

Energy Performance Certificate Rating - 58C.



Service Charge

Mains water, electricity, gas and drainage are connected.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

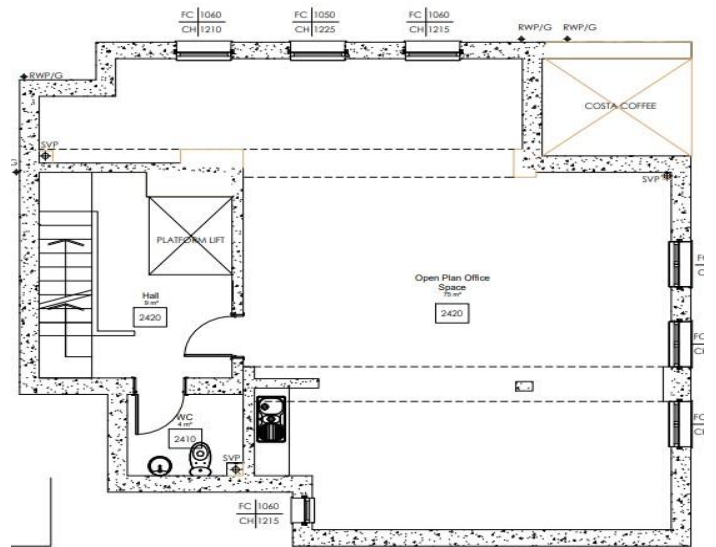
Dan Rodgers

T: 07891172418

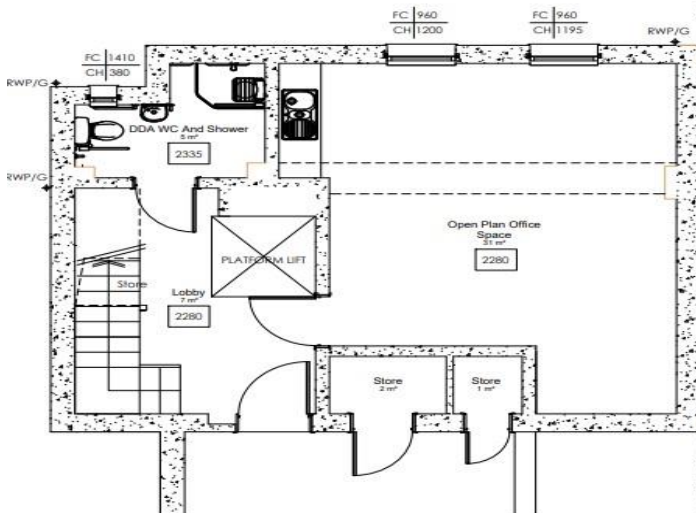
E: danrodgers@roger-hannah.co.uk

Date of Preparation

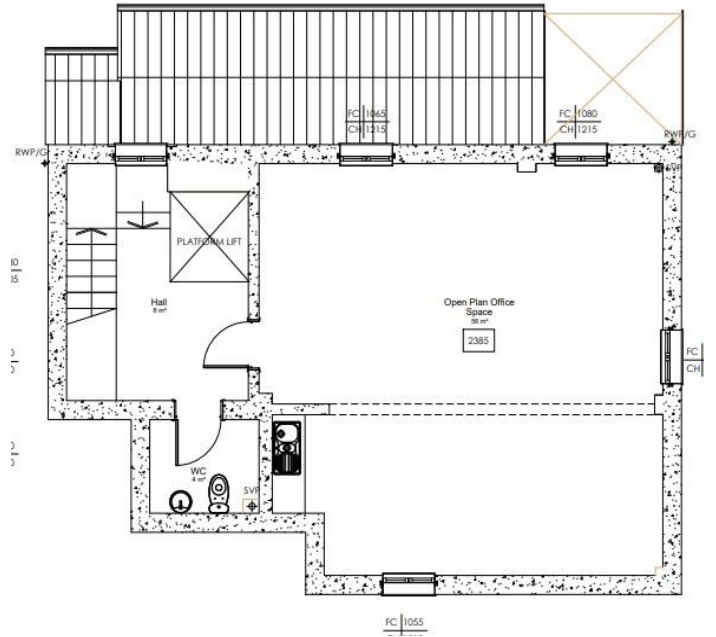
07 June 2024



FIRST FLOOR PLAN-SCALE 1:50



GROUND FLOOR PLAN -SCALE 1:50



FC 1055

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