



TO LET



commercial

rural ground floor offices with up to 10 car spaces,
Ideally located for the M6 & M56
Unit 1 Tabley Court, Moss Lane, Over Tabley,
Knutsford, Cheshire, WA16 0PL
£11,700 pa plus VAT
1,170 sq ft (108.70 sq m)

Unit 1 Tabley court

Moss Lane, Over Tabley, Knutsford,
Cheshire, WA16 0PL

- Approximate distances
- M6 Motorway - ½ mile
 - Knutsford - 3½ miles
 - M56 Motorway - 5 miles
 - Northwich - 6 miles
 - Manchester Int. Airport - 11 miles
 - Chester - 22 miles

- **ground floor office accommodation**
- **large open offices**
- **kitchen facilities**
- **toilet facilities**
- **on-site parking**
- **good location for motorway and airport access**

location

Unit 1 Tabley Court is situated in Over Tabley, a village close to the Tabley Estate. The property is located near a number of towns and cities.

Knutsford is an attractive market town with many historic buildings and a wide variety of shops providing an ideal location for businesses seeking offices outside of the large city centres.

Communication routes are excellent being close to Junction 19 of the M6 and Junctions 7 & 8 of the M56. Manchester International Airport is approximately 15 minutes drive away.

accommodation

Ground floor office accommodation in an attractive beamed barn conversion comprising:

- Open plan offices
- Office 2
- Office 3
- Kitchen facilities
- Ladies and gents toilets
- Five parking spaces (additional parking on site under separate licence)
- Total floor area measures 1,170 sq ft (108.70 sq m)

services

Mains electricity, water, telephone, broadband and oilfired central heating. None of the services, fittings or appliances, heating installations, plumbing or electrical systems have been tested by the letting agents.

tenure

Unit 1 is offered to let by way of a new full repairing and insuring lease. The lease will be contracted out of the Landlord and Tenant Act 1954 security of tenure provisions. Bank and trade references will be requested and any charges incurred will be charged to the new tenant.

rent

£11,700 per annum excluding VAT. Flexible terms.

service charges

A service charge is levied to cover the cost of maintenance, provision of oil central heating and management of the property. Electricity is paid by the landlord and recharged based on meter usage. Further details available on request.

rates and outgoings

The tenant will be responsible for all rates and outgoings. The current rateable value is £11,500. Rates payable for 2013/14 tax year £5,416.50. Small business rate relief may be available. For further information contact Cheshire East Council.

directions

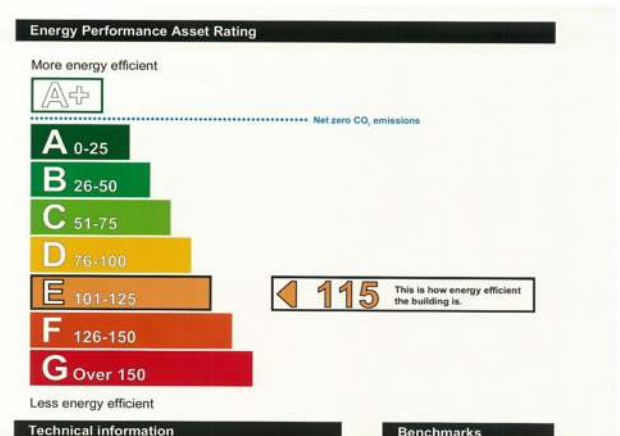
From Knutsford take the A50 north towards Manchester. At Mere crossroads, turn left onto the A556 towards Northwich. After 1 mile, turn left onto Moss Lane, opposite the Church. The property can be found 200 yards down Moss Lane on the right-hand side.

viewings and further information

By strict appointment through joint agents:

Fisher German LLP, tel: 01565 757970,
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