



**TO LET**

Part ground floor  
**6,341 sq ft (589.09 sq m)**

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Excellent ground floor  
fully fitted office suite in  
superb parkland location

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No 1 Booths Park  
Chelford Road, Knutsford  
Cheshire, WA16 8QZ

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## Location

Booths Park is located in the Cheshire countryside 10 minutes from junction 19 of the M6 motorway with the intersections of the M62 and M56 just to the North. Booths Park is ideal for commuting around the North West with Manchester Airport located approx. 2 miles away and London Euston at 2 and a half hour train journey away. The picturesque market town of Knutsford is a short car drive away with a wide range of shops, bars and restaurants.

## Description

No 1 Booths Park is a modern office building located around a contemporary courtyard, with water feature and attractive seating areas. There is an on site Philpotts café, a barista style coffee van, a gym and running track around the park all adding to a real good mix of work/life balance.

The ground floor suite offers fitted accommodation with the following features:

- Full access raised floors
- Heating and cooling through the a/c system
- Quality fit out comprising reception area, server room, two fitted meeting rooms, two private offices, storage room and fitted kitchen/break out area.
  - 24 hour access
- Attractive communal reception
- Excellent natural light with views of parkland

## Accommodation

6,341 sqft (589.09sqm)

## Lease term

The premises are available by way of an assignment of the existing lease, or alternatively a new lease with the landlord may be available for a term to be negotiated.

### Rent

Upon application

### EPC

A copy of the EPC is available on request

### Viewing

By prior appointment contact below

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