



## Hurstwood House, Unit 1, Haig Road, Knutsford, WA16 8DX

A two storey office building with ample storage located 1.5 miles from Knutsford town centre.

Tenure	To Let
Available Size	95 to 5,994 sq ft / 8.83 to 556.86 sq m
Rent	£375 - £2,363 per month from
EPC Rating	Upon Enquiry

### Key Points

- > Furniture included
- > Recently refurbished
- > Modern Office Space

## Description

Hurstwood House is a 2- storey self contained office block with brick elevations which has been more recently overclad with profile steel. Internally the accommodation has been recently refurbished to a good Grade B specification and is well maintained with a number of regular shaped interconnecting primarily open plan offices.

## Location

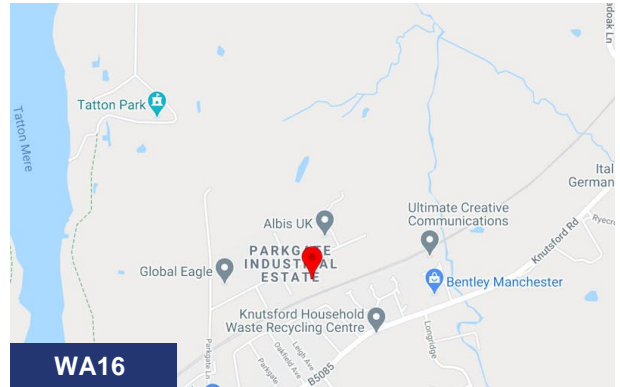
Knutsford is a desirable town located 14 miles south west of Manchester. It benefits from excellent motorway access to both the M6 and M56, the latter giving easy access to Manchester Airport. The town is popular due to its independent shops / quality restaurants as well as the proximity of the Tatton Park estate.

The property is located at the entrance to the Parkgate Industrial Estate and is accessed via Haig Road. Parkgate Industrial Estate provides a mix of industrial, warehousing and office accommodation. The property lies approx 1.5 miles from Knutsford town centre and only 1 mile from Knutsford train station. The estate provides a business park environment close to Tatton Country Park, whilst Manchester International Airport is just 9 miles away from the site.

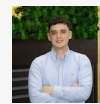
## Accommodation

A recently refurbished two storey self contained office block. -A range of office suites available -Flexible terms -Furnished offices -Kitchen and breakout facilities -Parking facilities

Floor/Unit	Description	Size	Rent	Service Charge
Ground	Suite 3	842 sq ft	£1,192 per month	£421 /month
Ground	Suite 4	1,767 sq ft	£2,208 per month	£883 /month
1st	Suite 5	95 sq ft	£375 per month	£48 /month
1st	Suite 7	946 sq ft	£1,340 per month	£473 /month
1st	Suite 9	1,390 sq ft	£1,737 per month	£695 /month



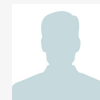
## Viewing & Further Information



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