



HURSTWOOD HOUSE



**FLEXIBLE OFFICE SUITES
TO LET**
95 - 13,155 SQ FT

HURSTWOOD HOUSE, HAIG ROAD, KNUTSFORD, WA16 8DX

- NEWLY REFURBISHED OFFICE SUITES
- 1.5 MILES FROM KNUTSFORD TOWN CENTRE
- 9 MILES TO MANCHESTER AIRPORT



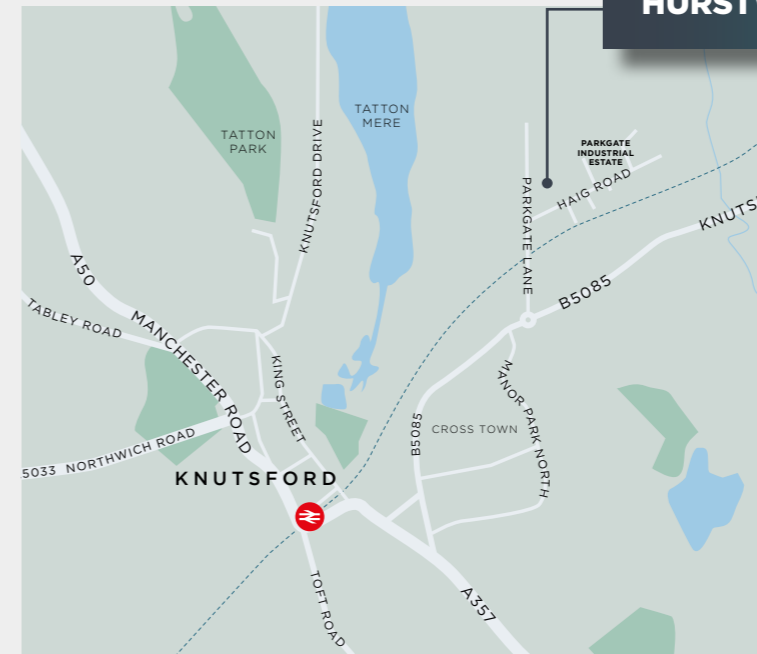
LOCATION

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.



HURSTWOOD HOUSE





HURSTWOOD HOUSE

KNUTSFORD
TOWN
CENTRE

MOTO SERVICES

A5033

A50

A556

M6

JUNCTION 19

A556

A50

TO J8 M56
& MANCHESTER >

TATTON PARK

RAILWAY LINE

HURSTWOOD HOUSE

PARKGATE LANE

HAIG ROAD

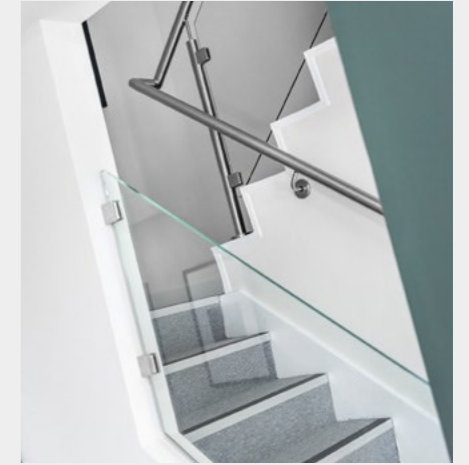
PARKGATE
INDUSTIAL
ESTATE

B5085 KNUTSFORD ROAD





HURSTWOOD HOUSE



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.

- Meeting room
- On-site parking
- Shower facilities
- Air conditioning



ACCOMMODATION

A recently refurbished two storey self contained office block.

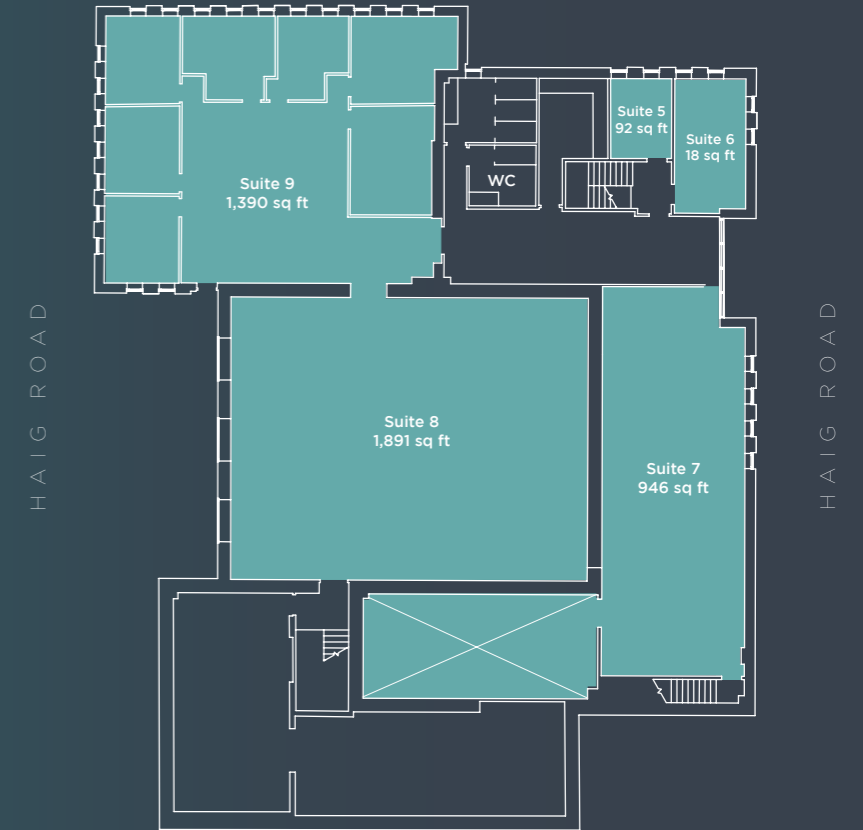
- A range of office suites available
- 95 sq ft upwards
- Flexible terms
- Furnished offices
- Kitchen and breakout facilities

FLOOR	SUITE/AREA	SIZE	RENT
Ground	Suite 1	215 sq ft	£450 per month
	Suite 2	506 sq ft	£715 per month
	Suite 3	842 sq ft	£1,192 per month
	Suite 4	1,767 sq ft	£2,208 per month
First	Suite 5	95 sq ft	£197 per month
	Suite 6	180 sq ft	£375 per month
	Suite 7	946 sq ft	£1,340 per month
	Suite 8	1,891 sq ft	£2,363 per month
	Suite 9	1,390 sq ft	£1,737 per month

GROUND FLOOR



FIRST FLOOR







TERMS

The suites are available on terms to be agreed.

VAT

All rents and prices quoted exclusive of, but liable to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An Energy Performance Certificate is available on request.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact;

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