

TO LET

Storage/Warehouse Premises
Accessible Rural Location
252.05 Sq M (2,713 Sq Ft)



Warehouse at Mere Hall Farm
Mere, Knutsford, Cheshire, WA16 6LE

www.merehallfarmbusinesscentre.co.uk



WAREHOUSE MERE HALL FARM BUSINESS CENTRE

www.merehallfarmbusinesscentre.co.uk



Warehouse Mere Hall Farm Business Centre,
Bucklow Hill Lane, Mere, Knutsford, Cheshire



Mere Hall Farm Business Centre is a commercial business development, set around a traditional building courtyard, offering a peaceful, creative working environment. The warehouse is a steel portal storage unit with an ancillary brick building.

Warehouse (portal frame) - 1,936 Sq Ft

- Steel Portal Frame Construction (Insulated)
- Insulated Reinforced Concrete Floor
- Full Height Electric Shutter Door
- Electricity, Water & Gas Heating
- Service Yard and Car Parking
- Fire Alarm, Fluorescent Lighting
- Ample Car Parking & Service Area

Workshop (brick building) - 627/150 Sq Ft (STP)

- Fully Insulated with Double Glazing
- Air Conditioning Cooling & Heating
- Service Area, Fitted Kitchen & WCs Available
- Traditional Aesthetic Facade Outlook
- Multi Use, Storage, Offices, Showroom (STP)
- Fluorescent Cat II Lighting, Fitted Carpeting



Simon Geary

01565 757 977



Simon.geary@fishergerman.co.uk



James Clempner

01565 757 972



James.clempner@fishergerman.co.uk



fishergerman.co.uk



RURAL BUSINESS CENTRE WITH EXCELLENT ROAD NETWORK ACCESS

www.merehallfarmbusinesscentre.co.uk

Development

All the units have a unique character, displaying a wealth of original features, including exposed timber beams and Cheshire fair face brickwork, complemented with a bright, clean finish.

Mere Hall Farm Business Centre has excellent transport links and yet is located away from the pollution and congestion of the Towns and Cities. Set against the wealthy commuter belt of North Cheshire and combined with a host of doorstep facilities, Mere makes the ideal business location.

Accommodation

The Unit comprises of approximately 2,713 Sq Ft of gross internal area. The main building of 1,936 Sq Ft is of steel portal frame construction, with full height electric roller shutter door and two personnel doors. This area benefits from fully insulated floors, walls and ceiling as well as a heating unit.

Adjacent and interconnected to the main building is a single storey brick building that is split into a large open plan area and small service area of 627 and 150 Sq Ft respectively, overlooking a cobbled courtyard. The area benefits from fully insulated floors, walls and ceilings as well as air conditioning heating and cooling. Formerly used as a workshop, this area could be suited to storage, office accommodation or a sales reception area (subject to planning permission). The small service room has the ability to be converted into kitchen and WC facilities if required.

Rental Price

£25,000 per annum exclusive of VAT, service charge and any other outgoings.

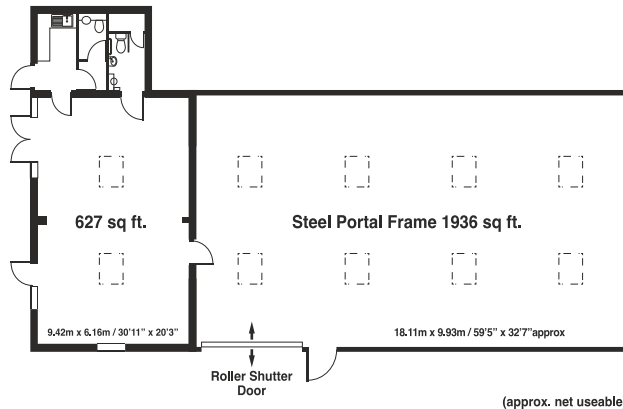
Tenure

The Warehouse is available by way of a new fully repairing and insuring lease for a term of not less than 3 years.

EPC

The Unit has an EPC rating Pending - a full report can be made available.

Warehouse Floorplan 2563 sq ft. / 238 m²



WAREHOUSE MERE HALL FARM BUSINESS CENTRE

www.merehallfarmbusinesscentre.co.uk



Services & Service Charge

Mains water, drainage and three phase electricity are connected. None of the services are tested by the agent. Interested parties should make their own enquiries into the adequacy and quality of these.

A service charge is payable for the maintenance of all communal areas, including the car park. The details of this can be made available upon request.

Business Rates

The rateable value is understood to be £12,750. Small Business Rates Relief may be available. An addition will be made for the parking included.

Prospective tenants should make their own enquiries with Cheshire East Council.

Viewings

Strictly by prior arrangement with the agent, Fisher German

VAT

Prices, outgoings and rents quoted are exclusive of but may be liable to Valued Added Tax (VAT).

Location

Mere Hall Farm Business Centre is located in Mere, close to the sought after Cheshire village of Knutsford. Access to local road networks is easy, with Knutsford approximately 4 miles to the South, Altrincham 4.5 miles to the North East and Manchester City Centre 15 miles away.

Approximate Travel Distances

Locations	
● Knutsford	4 miles
● Manchester	15 miles
● M6 Junction 19	2.5 miles
● M56 Junction 7	4 miles
Sat Nav Post Code	
● WA16 6LE	

Nearest station	
● Knutsford	3.5 miles

Nearest Airports	
● Manchester	8 miles



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2020. Photographs dated 2009, 2012, 2020.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

