

KING EDWARD COURT

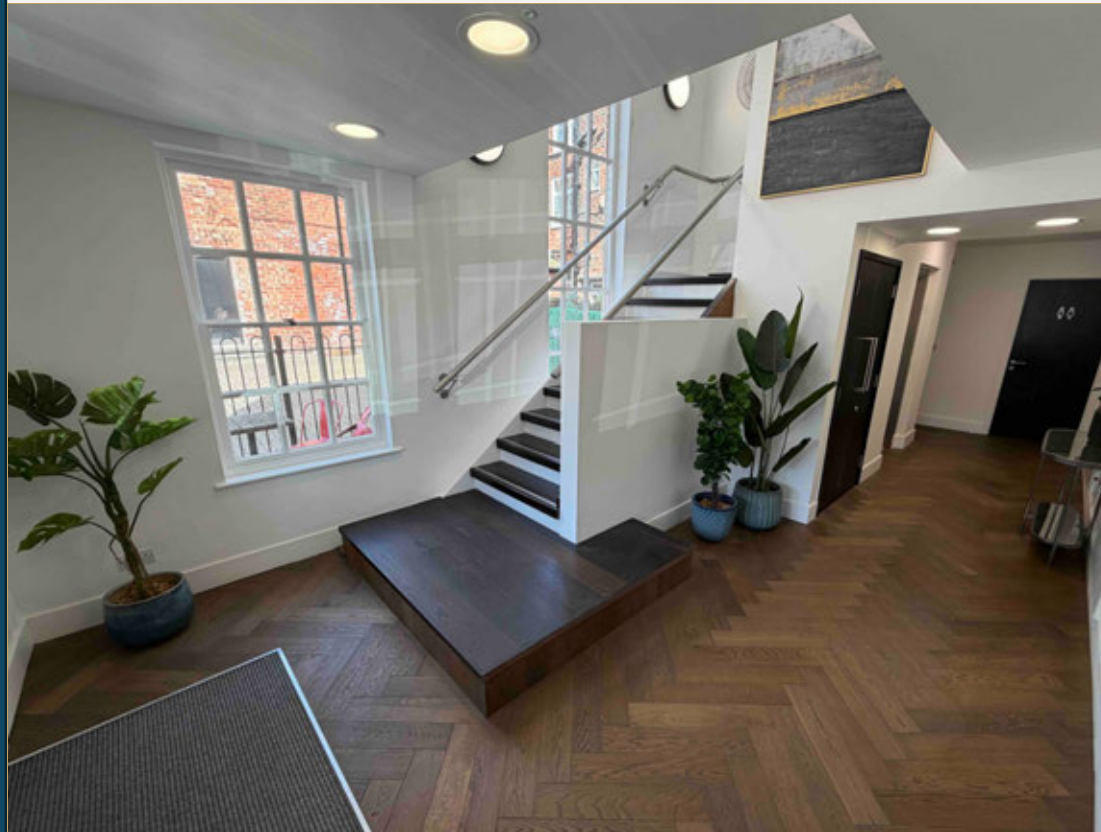
King Edward Road, Knutsford, WA16 0BE



High Quality Office
To Let
624 sq ft - 7,352 sq ft

At a GLANCE

This premium office space in Knutsford Town Centre has recently been fully refurbished in 2024 to a very high-end specification and offers significant levels of onsite car parking, along with a wide range of amenities just steps away.



What is Fully Fitted?

Often called a “plug-and-play” or “turnkey” space, is a commercial office that comes pre-equipped with all the essential furniture, infrastructure, and amenities required for a business to move in and start work immediately.

What is CAT A?

Often referred to as a “blank canvas” or a “landlord’s fit-out”, it provides the core infrastructure required for a business to occupy the space but does not contain any furniture or amenities.

Fully Fitted & CAT A Office Space

- Attractive Reception Area
- Male, Female and Disabled WC’s
- Shower Facilities
- Suspended & Open Ceilings
- LED Lighting
- Period Sash Style Windows
- Passenger Lift
- Air Conditioning
- Secure Car Parking

624 sq ft - 7,352 sq ft
11 Car Parking Spaces

LOCATION

The perfect balance *of accessibility, convenience and prestige*

The office occupies a prime position on King Edward Road, a key arterial route through Knutsford, offering excellent connectivity with swift access to the M6, M56, and surrounding towns.

Princess Street is easily reached on foot via the side of the building and offers an excellent selection of

amenities, including Gail's Bakery, Waitrose, and The Co-op, alongside a vibrant mix of independent bars, cafés, and restaurants. Tatton Park is just a short stroll away, providing beautiful green space right on the doorstep of the office.

The well-known Dexter & Jones is directly underneath the office building, on Princess Street.

Knutsford Train Station is just a short distance from the office, offering regular services to Manchester City Centre, Altrincham, and Chester. Manchester Airport is also conveniently located just a 20-minute drive away.



SPECIFICATION

The property has recently been comprehensively refurbished including an attractive reception area, passenger lift, air conditioning and more while keeping sympathetic to the style of the building with new, double glazed period sash windows.

The building benefits from **one fully fitted floor (1st) and two floors of CAT A standard** (Ground and 2nd).

11 car parking spaces are available with the building in total.



**ATTRACTIVE
RECEPTION AREA**

**MALE, FEMALE &
DISABLED WC'S**

SHOWER FACILITIES

**SUSPENDED & OPEN
CEILING**

LED LIGHTING

**NEW PERIOD SASH
STYLE WINDOWS**

DOUBLE GLAZING

PASSENGER LIFT

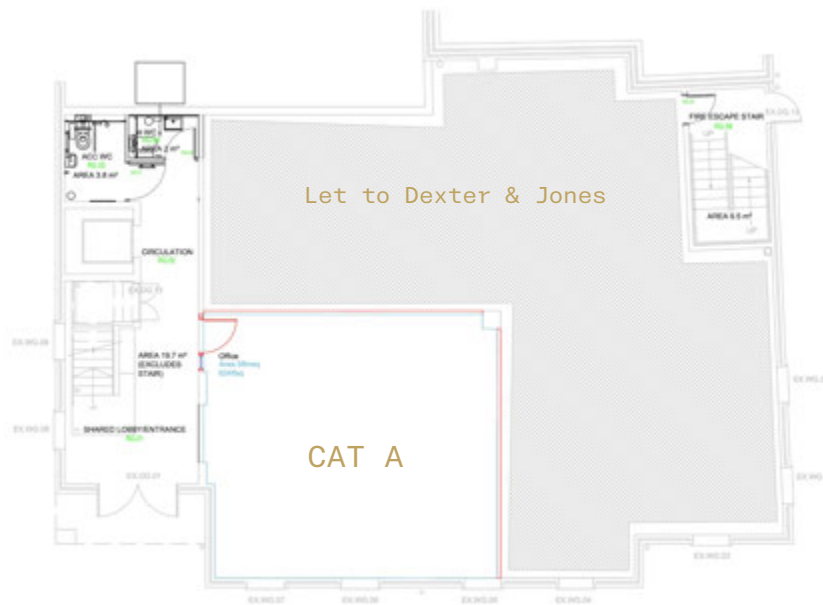
AIR CONDITIONING

**SECURE CAR
PARKING**

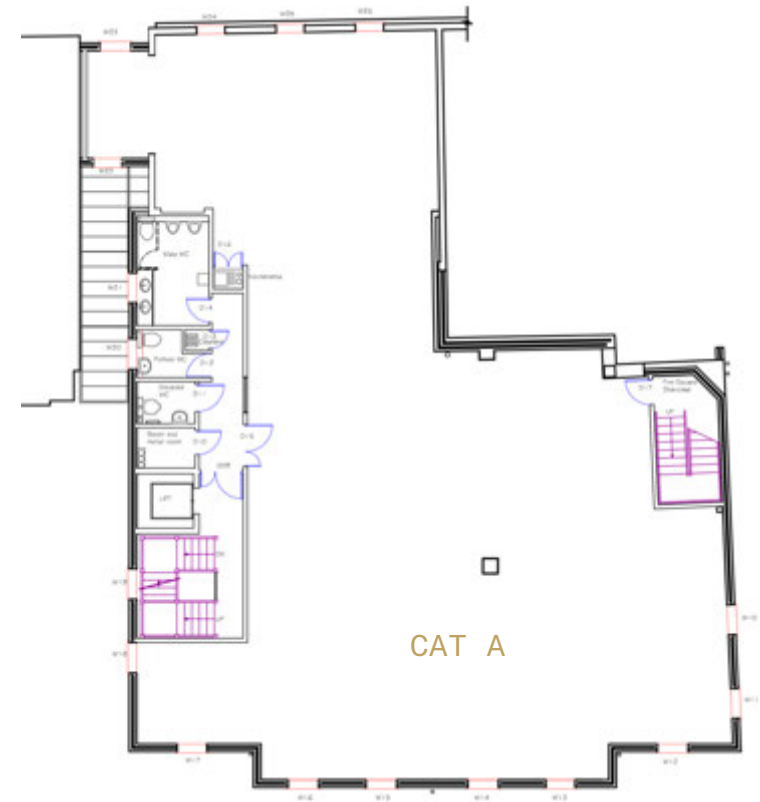
PLANS

Floor	Sq Ft
Second	3,350
First	3,378
Ground	624
Total	7,352

11 Car Parking spaces

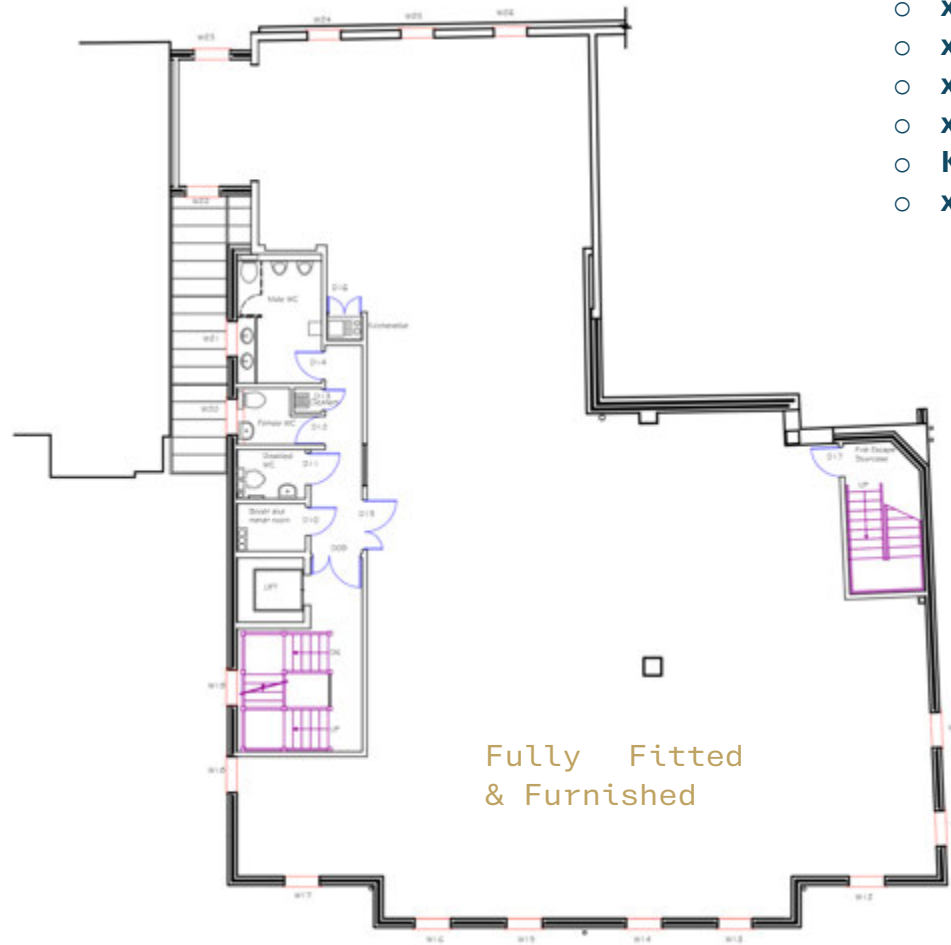


GROUND FLOOR PLAN



SECOND FLOOR PLAN

PLANS



First Floor Specification:

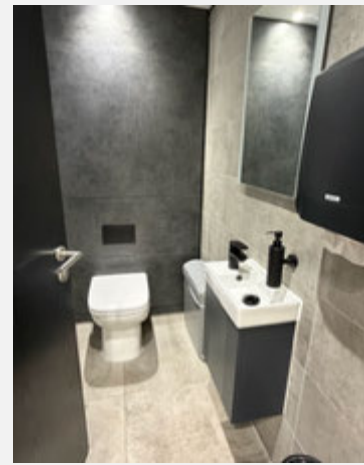
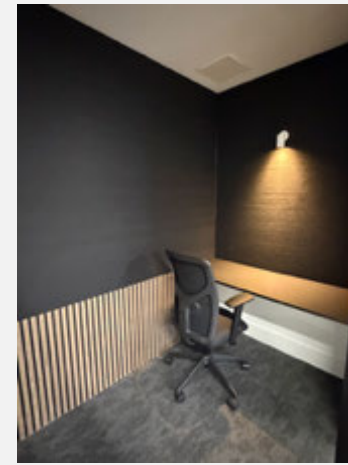
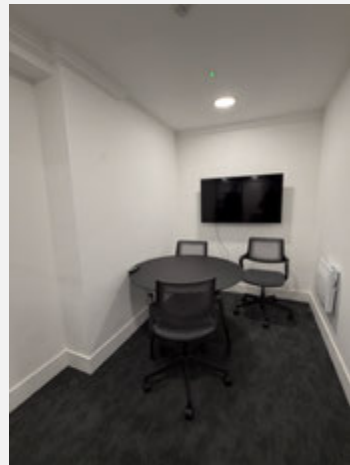
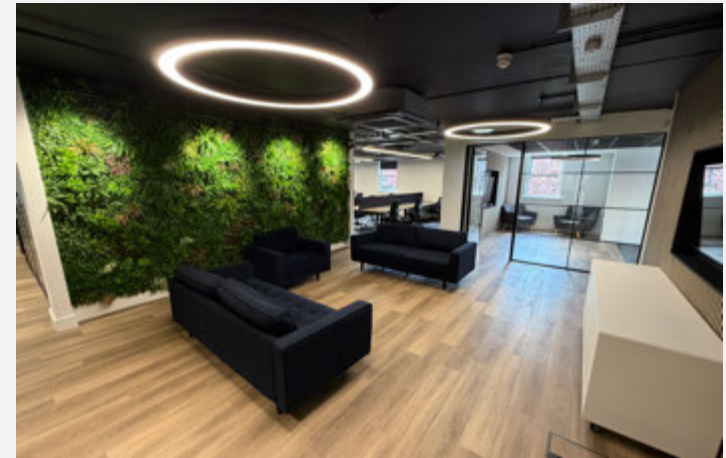
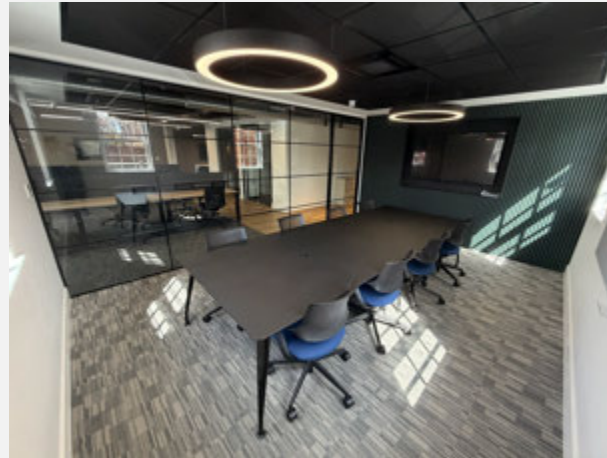
- 30 Desks
- x2 Zoom Rooms
- x1 10 Person Meeting Room
- x1 8 Person Meeting Room
- x1 12 Person Meeting Room
- x3 Small Rooms/Offices
- Kitchen/Breakout Area
- x36 Lockers

FIRST FLOOR PLAN

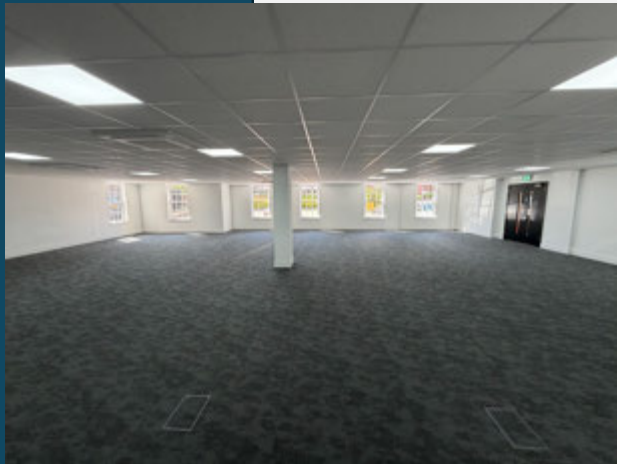
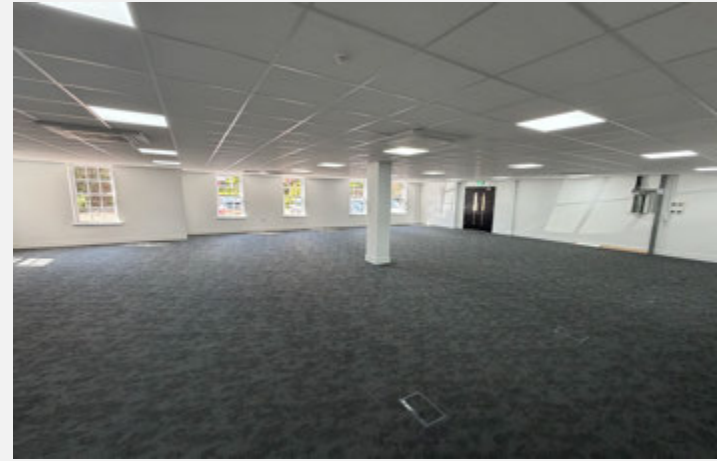
A closer
LOOK



First Floor Fitted & Furnished



A closer
LOOK



A closer
LOOK



TERMS

Tenure

Leasehold space is available to rent, from 624 up to 7,352 sq. ft., for a term of years to be agreed.

VAT

All prices quoted are excluding but may be liable to VAT.

Service Charge

The ingoing tenant will be responsible for the payment of a service charge to cover the cost of communal areas.

EPC

A17.

Business Rates

The tenant will be responsible for the payment of the business rates levied on the accommodation.

Contact

For further information, please contact joint letting agents:

0161 833 9991

01565 260 000

Ed Keany

07734 229 202

ekeany@edwardsprop.com

Simon Gardner

07557 853 813

sg@willsill.co.uk

The logo for Edwards. features the word "Edwards." in a bold, white, sans-serif font, centered within a yellow rounded rectangular background.The logo for Williams Sillitoe features the company name in a white, sans-serif font, stacked in two lines ("Williams" on top, "Sillitoe" below), centered within a black rectangular background with a yellow horizontal bar at the bottom.

The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.