

For Lease: Haig House, Haig Road, Parkgate Industrial Estate, Knutsford, Cheshire WA16 8DX



Offices

Totalling 393.53m² (4,237sqft) with dedicated parking for 14 cars

Situation:

Haig House is located on Haig Road the main thoroughfare through Parkgate Industrial Estate.

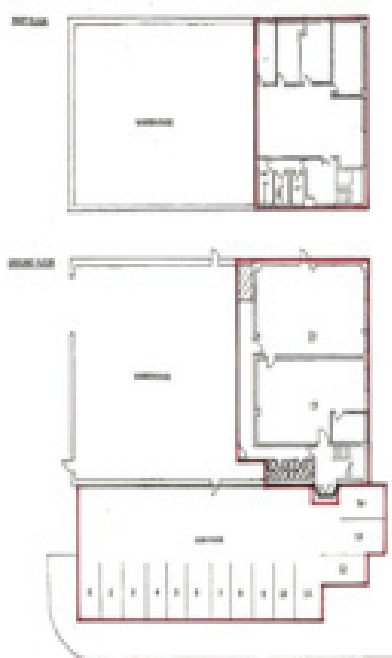
Parkgate Industrial Estate is located 1 mile out of Knutsford Town Centre, with the M6 motorway junction 19 just 4 miles away.

Description:

The building is of steel portal frame with box portal cladding to the walls and roof.

The property comprises of two floors, with two open plan offices on the ground floor, kitchen, WCs, storage and Comms room.

The first floor space is open plan with several meeting rooms and individual portioned offices, plus kitchen and WCs.



Accommodation:

The premises is arranged as follows:

Ground Floor

Entrance hall	13.27 m ²	(143 ft ²)
Under stairs storage	3.89 m ²	(42 ft ²)
Office 1	88.59 m ²	(954 ft ²)
Office 2	88.25 m ²	(950 ft ²)
Store/Comms	10.42 m ²	(112 ft ²)
Kitchen	4.8 m ²	(52 ft ²)
First Floor		
Landing	11.83 m ²	(127 ft ²)
Offices	168.6 m ²	(1,815 ft ²)
Kitchen	3.88 m ²	(42 ft ²)
WC Facilities		
Total:	393.53 m²	(4,237 ft²)

Rental:

£52,950 per annum

Rates:

Cheshire East advise the premises are assessed for business rates as follows:-

Rateable Value: To be reassessed.

Uniform Business Rate:

2018/2019: 49.3p

Business Rates 2018/2019:

£55,860

EPC:

Available on request.

Lease Terms:

The offices are available by way of a new FRI Lease.

Service Charge:

Legal Costs:

Each party is to be responsible for payment of their own legal costs incurred.

VAT:

All figures quoted are exclusive of, but may be subject to VAT.

Inspection:

Strictly by appointed agents only

Fifield Glyn
No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD

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SUBJECT TO CONTRACT

OB/5669/MARCH2019

