

3 Royal Court

George House, 3 Royal Court, Tatton Street,
Knutsford, WA16 6EN

Leasehold
Office

1,728 sq ft (161 sq m)



To Let | £41,000 per annum



Key information



Rent
£41,000
per annum



EPC Rating
C



Rateable Value
Current Ground: £16,750
First: £16,500

Description

The available premises form the ground and first floor of a two storey office building, of brick and block construction under pitched roof. Access is taken from Tatton Street via a pedestrian door. A shared door allows the potential to split the ground and first floors if required.

Both floors feature open plan office space with WC and kitchen facilities. The first floor includes two glass partitioned meeting rooms. To the rear, an entrance vestibule provides access to the car park. The car park provides 5 convenient spaces which are available via separate negotiations.

Accommodation	Sq Ft	Sq M
Ground Floor	826	76.91
First Floor	902	83.90
Total	1,728	160.81

Amenities



Open Plan



Transport
Links



Town Centre
Location

Location

George House sits in the middle of a terrace of similar office buildings, in an excellent edge of town centre location in Knutsford. Tatton Street is the main connection between Princess Street in the centre of the town and Tatton Park, the renowned National Trust park.

Knutsford is an historic market town forming part of Cheshire's affluent commuter belt to the South of Manchester. Knutsford train station is approximately 0.5 miles away and provides services on the Chester-Manchester line. The M6 and M56 motorways are also nearby, approximately 2.5 and 6 miles away respectively.

Address: **George House, 3 Royal Court, Tatton Street, Knutsford, WA16 6EN**

What3words: **///dirt.fall.engineers**

Locations

Altrincham: 7 miles

Wilmslow: 7.8 miles

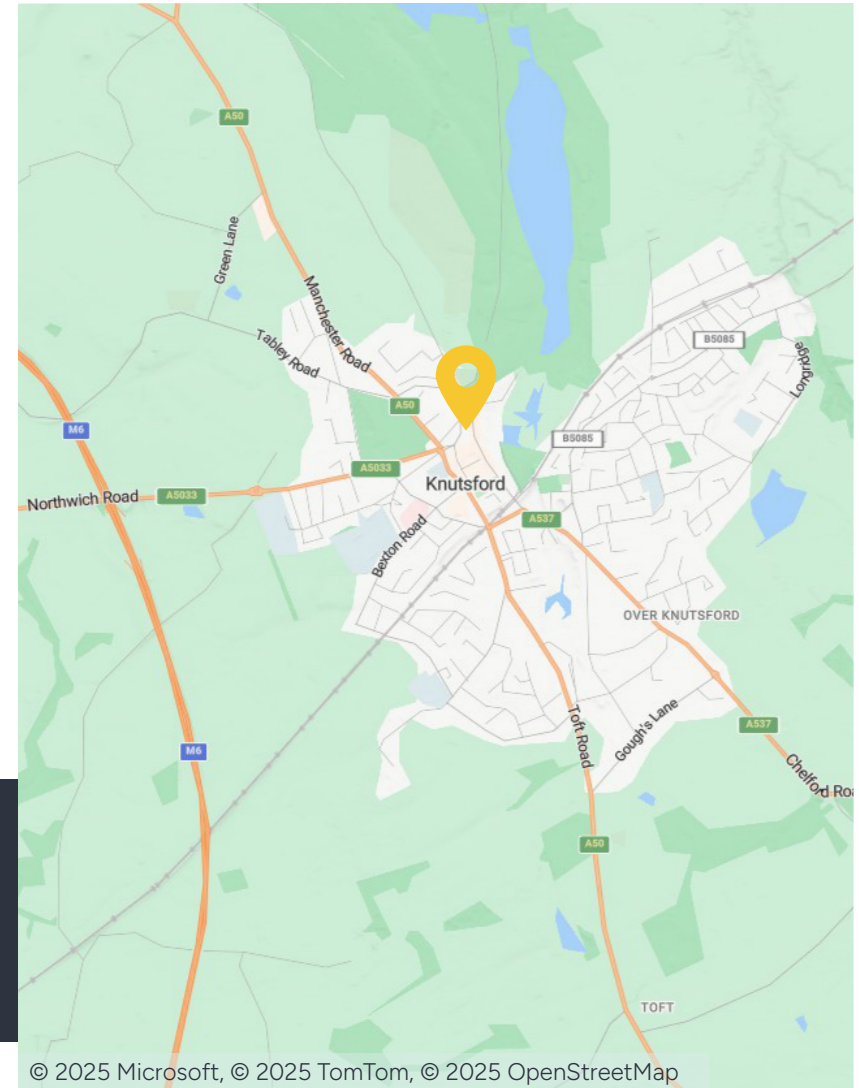
Manchester City Centre: 17 miles

Nearest station

Knutsford Train Station: 0.5 miles

Nearest airport

Manchester Airport: 10.6 miles



Further information

Asking Price / Rent

£41,000 per annum (may split).

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.



Further information

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items. We understand that the property is serviced by mains electricity, an oil-fuelled heating system and wastewater is collected by means of a septic tank.

EPC

The EPC rating is C.

Service Charge

A service charge is payable, further information available upon request.

Anti Money Laundering

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

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Karl Broadhead

01565 745773

karl.broadhead@fishergerman.co.uk



Jamie Ainscough

0161 214 4670

jamie.ainscough@fishergerman.co.uk

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 January 2026. Photographs dated January 2026.



This brochure is fully recyclable