



#### RENT

**£16.00** (per sq ft)  
**£36,000** (per annum)



#### SERVICE CHARGE

Further information available on application



#### RATES PAYABLE

**£6.11**  
(per sq ft)



#### EPC RATING

**E**



## Unit 1 Cherry Tree Farm

Cherry Tree Lane, Rostherne, Cheshire, WA14 3RZ

Rural Office Space | 2,247 Sq Ft (208.7 Sq M)



# TO LET



## Location

Cherry Tree Farm is located in an exclusive countryside setting, with nearby access to local and national road networks and Manchester Airport. The property is located approximately 4 miles north of Knutsford, a busy market town with a wide range of restaurants, cafes, bars, independent and national retailers.

## Description

Unit 1 is a former barn building which has been converted to provide office accommodation. The ground floor comprises three office spaces with a main reception area centrally located. The first floor provides a further three office spaces with additional toilet facilities as well as a kitchen area. The unit has 7 designated parking spaces with 4 of these located behind the building and 3 centrally located within the courtyard.

## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground floor	1,146	106.44
First Floor	1,101	102.28
Total	2,247	208.72

## Amenities



2,247 sq ft



£36,000 per annum



Air Con



Car Parking



Roof Lights



Transport Links







## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed. The terms are available on request from the letting agent Fisher German LLP.

### Rent

£36,000 per annum exclusive.

### Tenure

The property is available by way of a new FRI lease for a term of years to be agreed between the parties.

### Business Rates

The current rateable value is £27,500.

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We understand that the unit has electricity, water and LPG connected.

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.

### Legal Costs

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

### References

The successful tenant will need to provide satisfactory references for approval.

### Property Insurance

The landlord insures the premises and reclaims the premium from the tenant.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

Energy Performance Rating E.

### 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.

### RICS Code for Leasing Business Premises

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on their website.

### Viewings

Strictly by prior arrangement with the sole agent.



# Unit 1 Cherry Tree Farm, Cheshire



## Approximate Travel Distances



### Locations

- Altrincham - 5.9 miles
- Knutsford - 4.2 Miles
- Chester - 31.7 miles



### Nearest Station

- Ashley - 2.8 Miles



### Nearest Airport

- Manchester - 8 Miles



### Nearest Port

- Ellesmere Port - 29.8 miles



## Viewings



### Rupert Collis



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### Christian Beeston



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Particulars dated May 2023. Photographs dated June 2020-April 2023.



**FISHER  
GERMAN**