

**fisher
german**

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

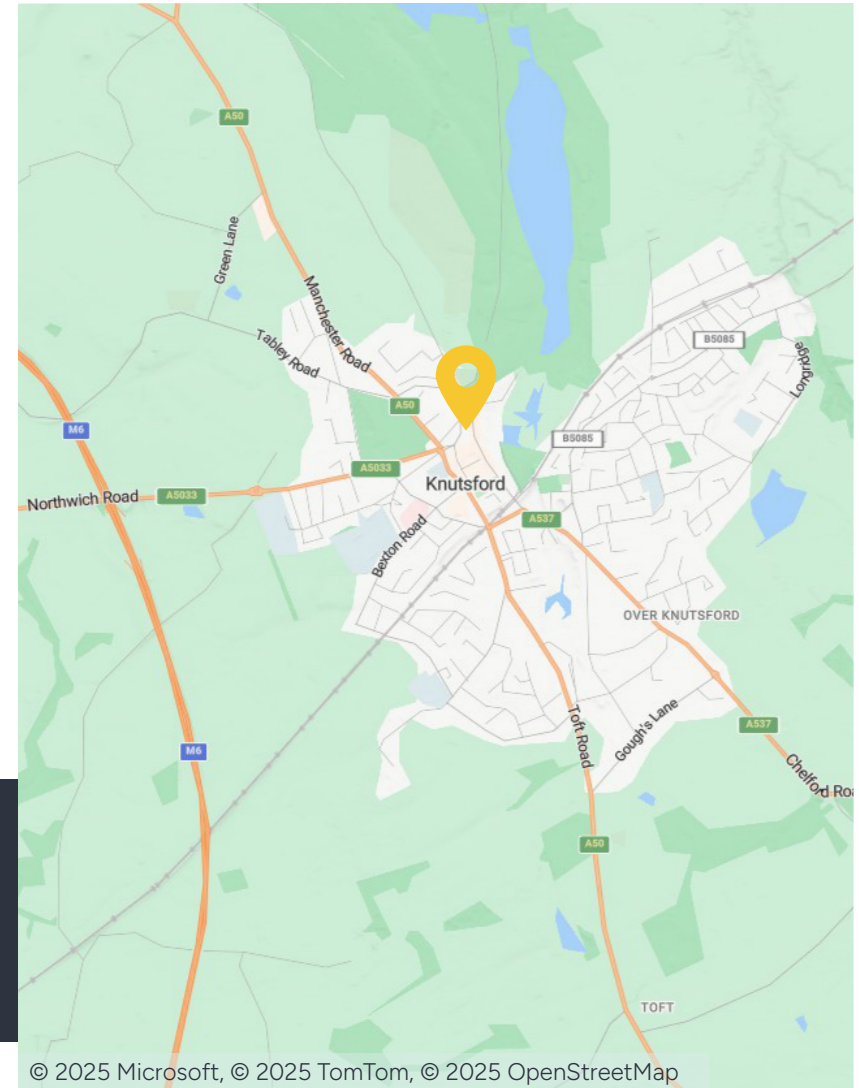
Manchester City Centre: 17 miles

Nearest station

Knutsford Train Station: 0.5 miles

Nearest airport

Manchester Airport: 10.6 miles



Further information

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, water, sewerage and mains gas. It is understood that the boiler has recently been renewed.

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. The property is not elected for VAT.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated January 2026. Photographs dated January 2026.



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