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Units 1-2 & 4a Adams Court

Adams Hill, Knutsford, WA16 6BA

Freehold/Leasehold
Office

1,092 sq ft - 3,964 sq ft (101.45 - 368.26 sq m)



For Sale/To Let



Key information

Price / Rent
LH: £16.00 psf
FH: from £427,280

Rateable Value
U1&2 combined: £47,750
U4 Ground Floor: £17,000

EPC rating
B

Description

Adams Court comprises a prominent office block situated in the heart of Knutsford town centre, arranged as four, two-storey self contained office buildings. The accommodation can be acquired either individually or as a whole, providing flexibility to suit a range of owner-occupier and investment requirements.

The buildings are currently interconnected to provide larger floorplates; however, they were originally designed as separate self-contained offices and can readily be reinstated to create independent units, subject to occupier requirements.

The offices offer a unique blend of open plan and cellular design. The offices are carpeted throughout with hard flooring in the kitchen and toilet areas.

Each of the units has a suspended ceiling and benefits from security shutters that are electronically operated.
Units 1 and 2 are offered for sale. Units 1, 2 and 4 are also available to let.

Amenities

- 24/7 Access
- Meeting Rooms
- WiFi
- Car Parking
- Train Station Nearby
- Roadside Location
- Good Transport Links
- Kitchen

Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Unit	Floor	Sq M	Sq Ft
Unit 1	Ground Floor	57.88	623
	First Floor	77.57	835
	Total	**135.45**	**1,458**
Unit 2	Ground Floor	63.17	680
	First Floor	68.19	734
	Total	**131.36**	**1,414**
Unit 4	Ground Floor	**101.45**	**1,092**



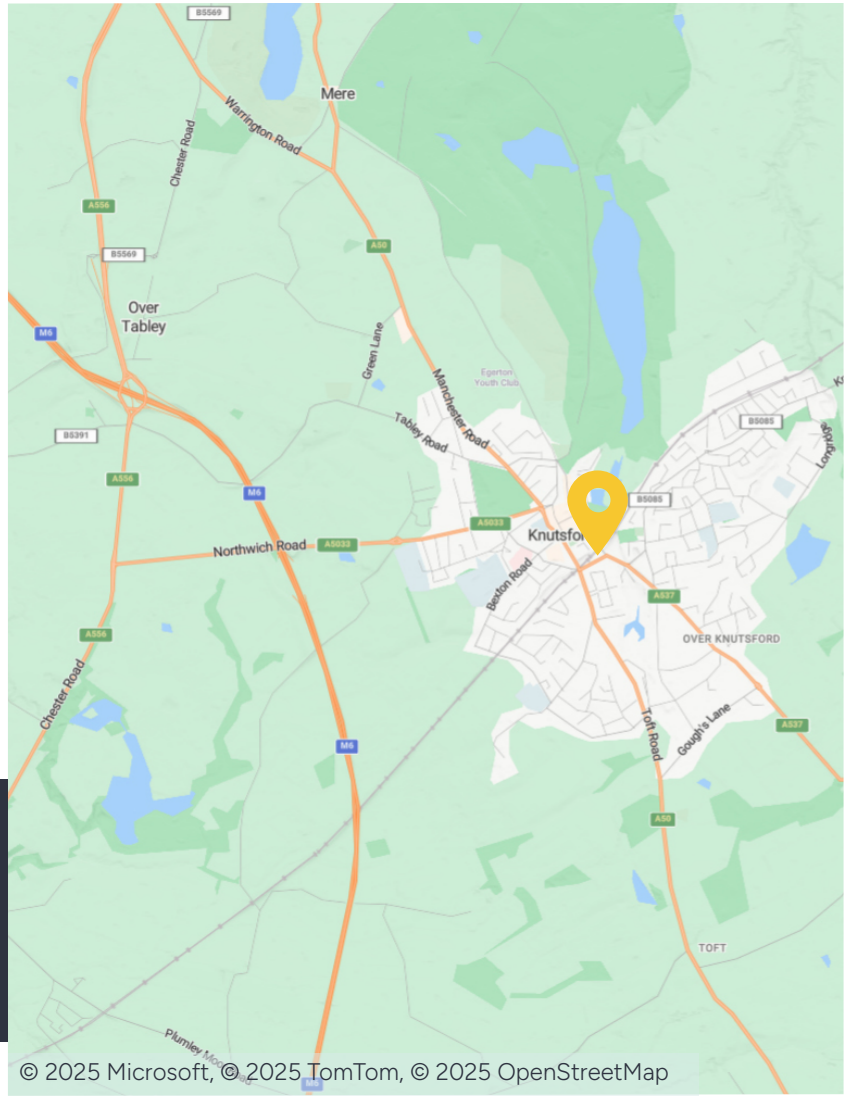
Location

Adams Court occupies a prominent town centre position in the heart of Knutsford, overlooking the corner of Adams Hill and King Street. The property benefits from immediate access to the town centre's extensive retail, leisure and amenity offering, providing an attractive and convenient working environment for occupiers.

The offices are accessed via the train station car park on Adams Hill.

The location benefits from excellent connectivity, with the M6 and M56 motorway networks both accessible within a short drive, providing convenient links across the North West and beyond. Knutsford Railway Station is situated adjacent to the property and forms part of the Cheshire Line, which offer regular services from Chester to Manchester via Altrincham (Metrolink), Stockport and Northwich.

Address: Adams Court, Adams Hill, Knutsford, Cheshire, WA16 6BA
What3words: ///licks.functions.forever



Locations

Knutsford Town Centre: 0.1 miles
Tatton Park: 3.5 miles
Altrincham Town Centre: 8 miles

Nearest station

Knutsford Railway Station: adjacent

Nearest airport

Manchester Airport: 10.4 miles

Further information

Asking Price / Rent

Units 1 and 2 are available for sale.

- Unit 1 - £456,400
- Unit 2 - £427,280

Units 1, 2 and 4 are available to let by way of new leases on terms to be agreed, at a rent of £16.00 per sq ft.

Tenure

Freehold. Title No. CH385956

The Adams Court office, car park and landscaping is held freehold. The intention is to sell the offices on a long leasehold with the owners on the properties having a share of the estate and management company that currently runs and maintains the common areas.

Parking

Unit 1: 7 car parking spaces
Unit 2: 5 car parking spaces
Unit 4: 4 car parking spaces

Business Rates

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

Rateable Value:

- Units 1 & 2 Combined: £47,750
- Unit 4 Ground Floor: £17,000.





Buildings Insurance

A contribution to the wider building insurance is payable to the Landlord which is currently set at £0.10p psf.

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/sale.

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.

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the common parts. Service charge costs are apportioned between the occupiers, with Unit 1 contributing 25%, Unit 2 contributing 25%, and Unit 4A contributing 15% of the total expenditure. The service charge year runs from 1 April to 31 March and includes property insurance.

Anti Money Laundering

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

VAT

All prices and outgoings are liable for VAT.

Viewings

Strictly by prior arrangement with the joint agents, at Fisher German and Williams Sillitoe.





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Particulars dated September 2026. Photographs dated October 2025.