

TO LET

OFFICE

176.40 SQ M (1,902 SQ FT)

Lamb & Swift
Commercial Property

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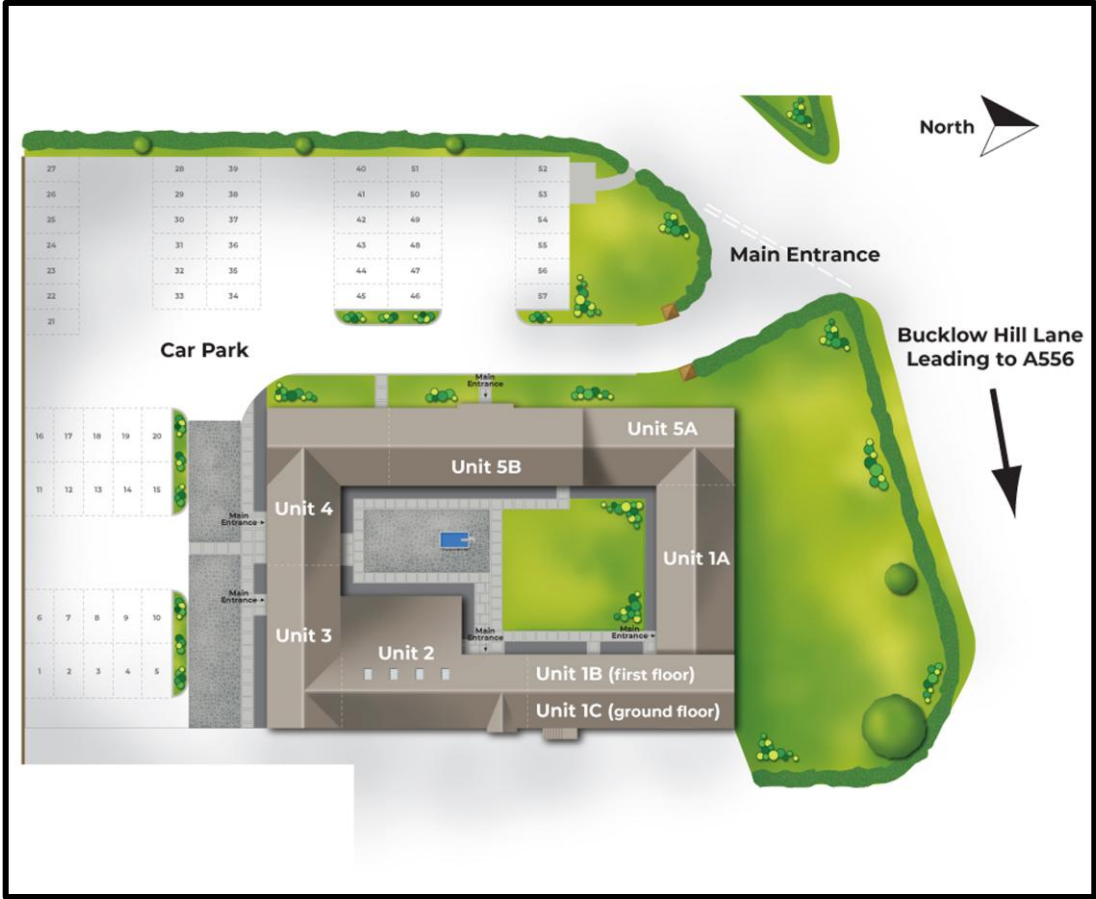
SUITE 1B & 1C
MERE HALL FARM BUSINESS CENTRE
MERE
KNUTSFORD
WA16 6LE

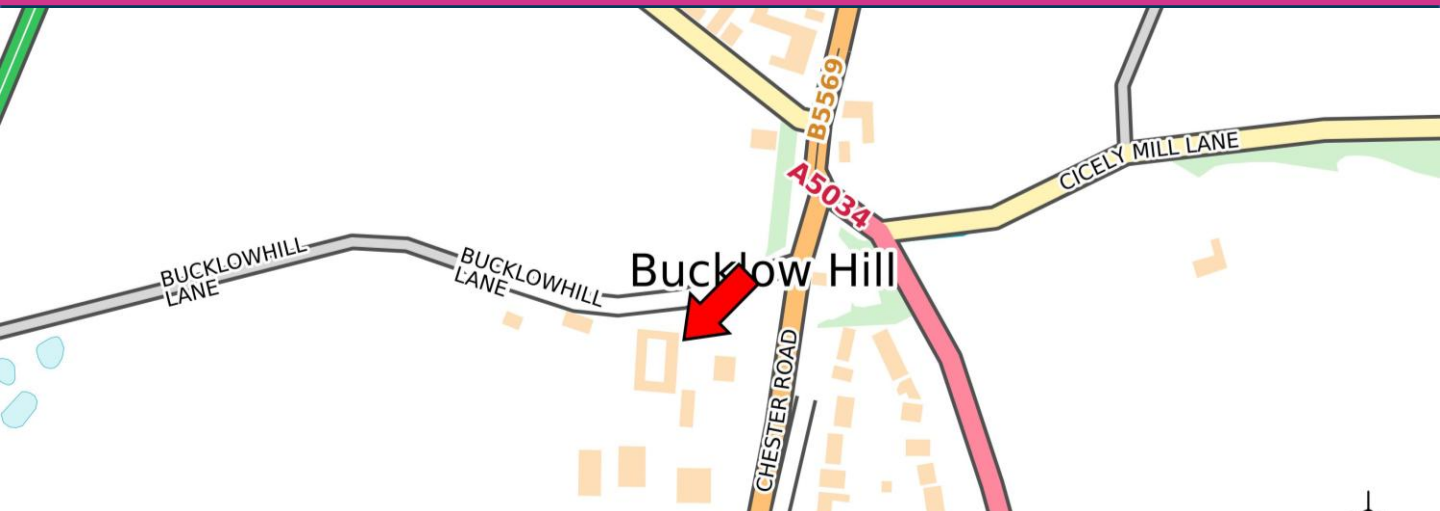
£32,500
Per annum

- Ground & first floor office suite with air conditioning
- Shared Kitchen & WC facilities
- Rural location with good transport links & ample on-site parking
- Available from March / April 2026
- www.merehallfarmbusinesscentre.co.uk
- Rental £32,500 per annum



Please note that the suite is unfurnished. The photos showing furniture are from a previous occupier and shown for illustration purposes only.





LOCATION

Mere Hall Farm Business Centre is located in Mere, close to the Village of Knutsford.

Access to local road networks is easy, with Knutsford approximately 4 miles to the south, Altrincham 4.5 miles to the northeast and Manchester City Centre 15 miles to the north.

DESCRIPTION

Mere Hall Farm Business Centre is a commercial business development, set around a traditional building courtyard offering a peaceful and creative working environment.

Suite 1B & 1C is a self-contained office suite arranged over ground and first floor, providing open-plan office space, with a comms / storage room to the ground floor, and further open-plan office space with glass partitioned meeting room facility to the first floor.

The unit provides contemporary workspace with characterful features, including floor to ceiling windows overlooking the gardens, exposed beams, and benefits from a communal reception, kitchen and WC facilities, which are shared with two other suites. The suite benefits from open vaulted ceilings and a large gable end round window that over looks a rural setting.

There is ample onsite car parking.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	88.20	951
First Floor	88.20	951
TOTAL	176.40	1,902

RENT & SERVICE CHARGE

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed (minimum 3 years).

The rental is £32,500 per annum exclusive.

A Service Charge is payable for the maintenance of all communal areas. The details of this can be made available upon request.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

The Rateable Value for the property is £27,750.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

EPC Rating – B (first floor) & D (ground floor).

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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