



miller developments



# PAVILIONS

KNUTSFORD BUSINESS PARK • MOBBERLEY ROAD • KNUTSFORD • CHESHIRE • WA16 8ZR



**FOR SALE / TO LET**

**GRADE A SELF CONTAINED OFFICE SPACE**

**FROM 1,000 UP TO 22,691 SQ FT (92.9 - 2,108 SQ M)**

**WITH CAR PARKING**



[www.pavilions-knutsford.co.uk](http://www.pavilions-knutsford.co.uk)

# KNUTSFORD...

*...the perfect place to locate*

## OVERVIEW

The Pavilions does more than raise the standard for Grade A Office Accommodation - it raises the standard for the quality of working life. These superior offices are tailored to suit the exacting requirements of the most discerning of occupiers, providing you with your perfect office accommodation in the perfect location.

Situated just a few minutes walk from the centre of the sophisticated and affluent Cheshire town of Knutsford, the five self contained units offer accommodation of various sizes with options to subdivide on a floor by floor basis.

*more than just  
a business park...*



Schedule of Availability / EPC



## DESCRIPTION

Successful people and businesses have been attracted to the charm and sophistication of Knutsford for many years and their high standards and good taste are reflected in the quality of the local amenities. These include a number of outstanding restaurants, exclusive boutiques and the Mere Golf & Country Club. A Bentley showroom opened in January 2008 immediately adjacent to The Pavilions.

Knutsford also boasts a Booths supermarket and the highly regarded Orchard Imps Crèche. Newly opened in February 2008 is Kids Allowed - Knutsford which offers childcare, after school care and holiday clubs in close proximity to The Pavilions. So whether satisfying the needs of your staff or entertaining clients, Knutsford will always meet and often exceed your highest expectations.

## SPECIFICATION

The Pavilions, Knutsford offers highly specified, perfectly tailored office accommodation in one of the most sought after and successful business locations in the North West. The Grade A office accommodation provides:

- 2 storey pavilion style builds
- Full access raised floor
- Air conditioning
- Suspended ceiling
- Floor to ceiling height 2.7m
- Platform lift
- LG7 compliant cat II lighting
- Fully carpeted
- Feature reception
- Shower facility
- Attractive landscaping
- On-site parking
- Fully covered cycle storage

## SITE PLAN



# PAVILIONS

Kids Allowed®



## TERMS

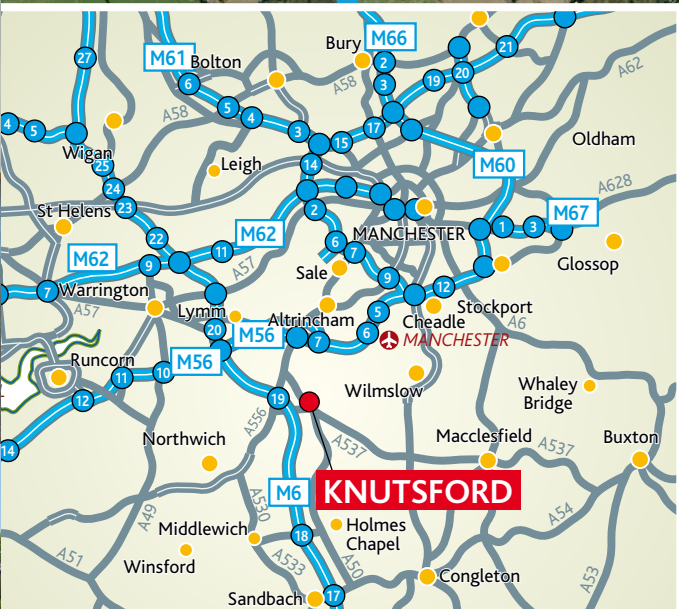
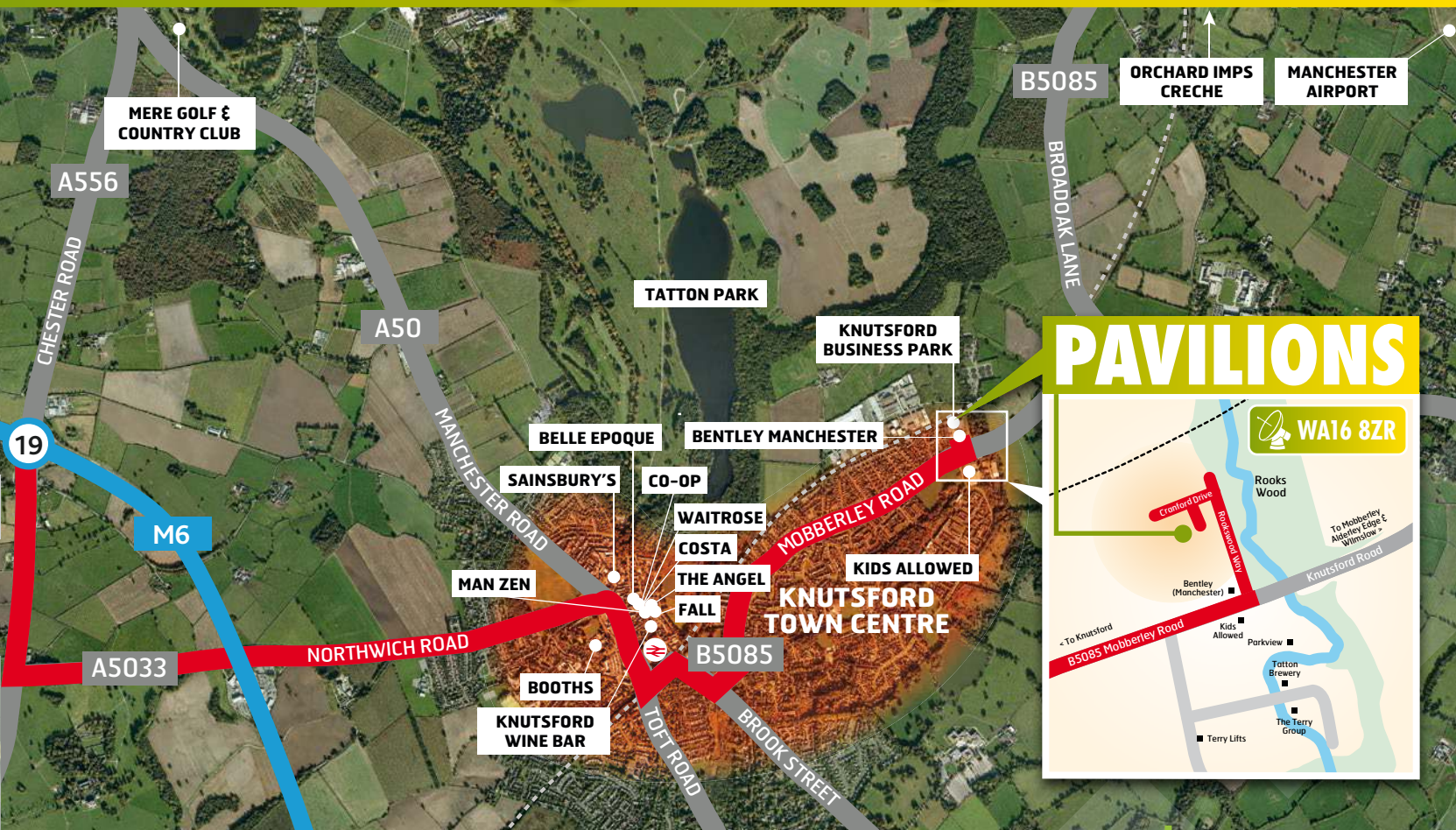
Proposals on either a freehold or leasehold basis can be provided following receipt of occupier's individual requirements.

## VAT

The property has been registered for VAT and therefore, VAT will be payable on the sale.

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*an outstanding location for business*



**LOCATION**

Knutsford Business Park is a premier business location. Situated on Mobberley Road, just outside Knutsford town centre. Lying approximately two miles from junction 19 of the M6 motorway and 5 miles from junction 7 of the M56 motorway.

Knutsford Business Park is within 10 miles of Manchester International Airport and nearby Knutsford Railway Station provides direct services to Manchester and Chester, whilst nearby Wilmslow, Macclesfield and Crewe Stations have intercity links to London Euston.

**FURTHER INFORMATION**

For further information please contact the agents in the first instance:  
Paul Smith @ Jones Lang LaSalle or Charlie Williams @ Williams Commercial.

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