



## Range of Agricultural Storage Buildings Monks Heath, Nether Alderley Price on Application

- Range of 4 agricultural storage buildings
- Easy access to local and national road networks
- Extending to approximately 5,807 Sq Ft (539.49 Sq M) in total
- On site parking available

### Approximate distances:

- Knutsford 7 miles
- Macclesfield 5.5 miles
- M6 motorway 9 miles
- Manchester 18 miles

### Viewings and further information:



Blue Archer  
blue.archer@  
fishergerman.co.uk  
**01565 757 978**



James Clempner  
james.clempner@  
fishergerman.co.uk  
**01565 757 972**

## Location

The buildings are located in the area of Monks Heath, which is within easy reach of Macclesfield, Knutsford, Alderley Edge and Wilmslow.

## Description

The available buildings are arranged around a central yard. The approximate areas of these buildings are below. Please note these are approximate and are intended to give a guide to the size of the available space.

	<u>Sq M</u>	<u>SqF</u>
Brick & Flag two storey barn	202.25	2,177
Sheep Shed	216.84	2,334
Steel Framed Dutch Barn	85.29	918
Steel Framed & Clad open GP Building	35.12	378
<b>TOTAL:</b>	<b>539.50</b>	<b>5,807</b>

## Services & service charge

Mains water and electricity are understood to be connected to the larger two buildings. The agents do not test any of the connections, interested parties should make their own enquiries into the connection and adequacy of these supplies.

A service charge will be payable to cover the cost of maintenance of all communal areas, including driveways and parking.



## Tenure

The property is available by way of a new lease for a term to be arranged, to be agreed on full repairing and insuring terms.

## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

## Legal costs

The lessee will be responsible for the lessor's reasonable legal costs if any are applicable.

## Viewing and Further Information

By strict appointment through, Fisher German LLP, tel. no. 01565 757 970, [knutsford@fishergerman.co.uk](mailto:knutsford@fishergerman.co.uk)

## Directions

From the centre of Knutsford, proceed along Toft Road, turning left at the traffic lights, to follow the A537. At the next set of lights, continue on the A537 (Chelford Road). After passing through Chelford, at the roundabout take the second exit, to continue on the A537 (Chelford Road). Monks Heath is approximately 1.5 miles along this road.

