

NOVUS²

Knutsford WA16 8DX

- > New trade counter and industrial/warehouse units
- > 1,930 - 11,133 sq ft (units 5B-6B combined)
- > Screwfix in occupation

For sale/
To let



A development by:
Chancerygate

Available now

The scheme is located within Parkgate Industrial Estate and is accessed via Haig Road.

Parkgate Industrial Estate provides a mix of industrial, warehousing and office accommodation.

1.5 miles from Knutsford Town Centre and only 1 mile from Knutsford Train Station.

Business Park environment close to Tatton Country Park.

Manchester International Airport is just 9 miles away from the site.

New roundabout constructed on the Mobberley Road/ Parkgate junction.

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

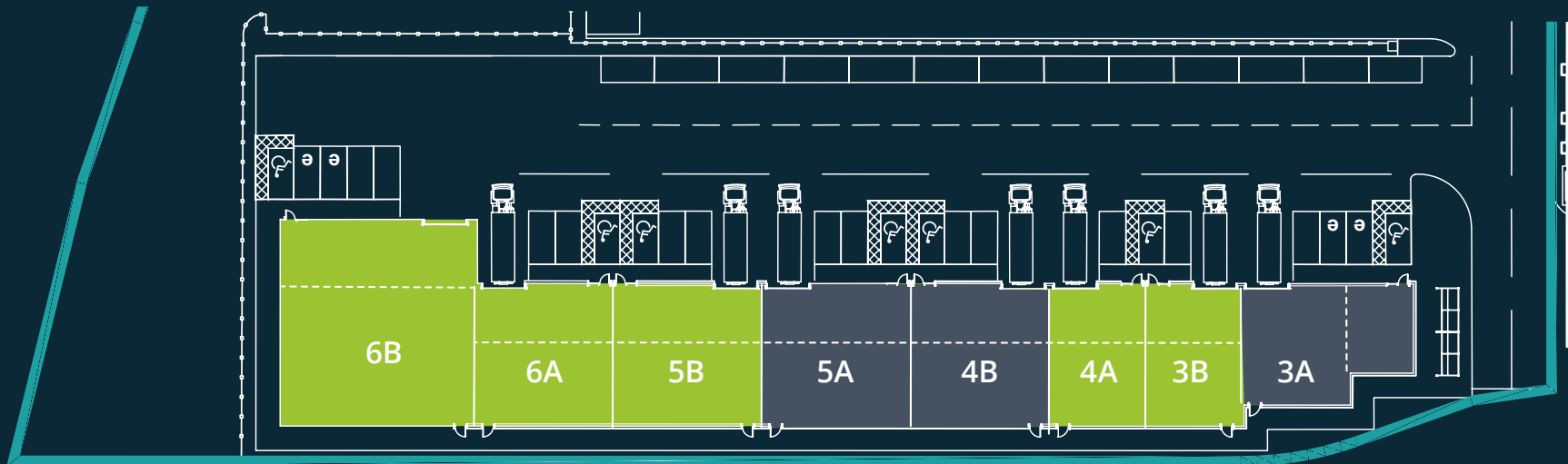
Unit	Ground Floor	First Floor	Total
3A	LET TO ALPEN		
3B	1,364	579	1,943
4A	1,350	580	1,930
4B	LET TO SCREWFIX		
5A	LET TO SCREWFIX		
5B	2,100	902	3,002
6A	1,950	841	2,791
6B	3,999	1,341	5,340

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Units will be available to buy or lease on terms to be agreed.





3A

3B 4A

4B 5A

5B 6A

7

SCREW & BOLTS

Units 3B-6B

1,930 up to 11,133 sq ft (units 5B-6B combined)

General Specification

Flexible trade counter and industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



6.5m clear internal height



37.5kN sq m floor loading



1 level electric loading door



Ability to combine units



First floor for storage or fitting out as office space



Electric car charging points



Bicycle storage



Landscaped environment





NOVUS²





Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

15%
warehouse roof
lights increasing
natural daylight

High
performance
insulated cladding
and roof
materials

Targeting
BREEAM
'Very Good'

EPC
rating B

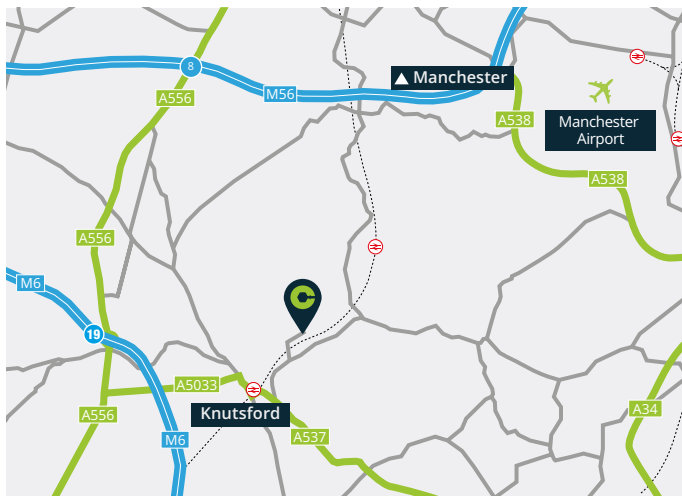
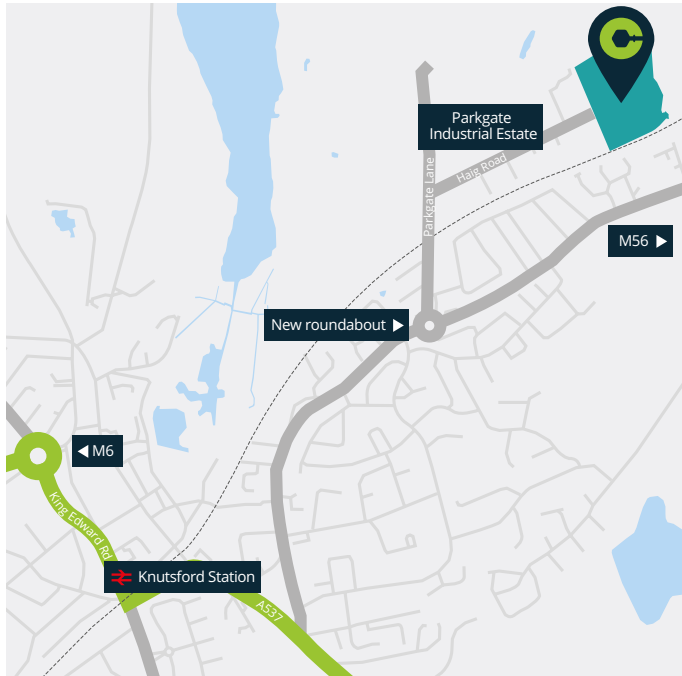
Exterior
and interior
storage to
encourage
cycling to
work

Active
and passive
Electric Vehicle
charging
points

Low
speed limit
restrictions to
reduce
emissions

Landscaping
including
native and
non-native
species





Travel Distances

Road

Warrington	16.5 miles
Manchester City Centre	17.2 miles
Stoke-on-Trent	28.2 miles
Crewe	19.5 miles
Liverpool	33.5 miles

Rail

Knutsford Rail Station	1.3 miles
Mobberley Rail Station	2.9 miles

Airport

Manchester Airport	9.3 miles
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Roundabout installation

Chancerygate have constructed a new roundabout between Parkgate Lane and Mobberley Road. This has drastically improved traffic flow and reduced congestion for both local residents and occupiers of Parkgate Industrial Estate.

Parkgate, Haig Road,
Knutsford WA16 8DX

/// since.believer.uttering

More information available through the joint marketing agents:

GERALDEVE
0161 259 0450
geraldeve.com

Jason Print
07833 170680
jprint@geraldeve.com

Williams Sillitoe
01625 800 066
willsill.co.uk

Harry Parker
07392 582173
hp@willsill.co.uk

Mark Sillitoe
07970 072128
ms@willsill.co.uk

Chancerygate

Oliver Johnson 07876 836229
ojohnson@chancerygate.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2024.