

NOVUS

PARKGATE INDUSTRIAL ESTATE
KNUTSFORD WA16 8DX

For Sale (May Lease)
UNIT 7 | 49,880 sq ft (4,634 sq m)

**CONSTRUCTION NOW COMPLETED
AND READY TO OCCUPY**



ENTER

LOCATION

The available unit is located on the popular Parkgate Industrial Estate which offers a mix of industrial, warehouse and office accommodation.

The estate is easily accessible via Parkgate Lane which directly to the A537 offering excellent access to Junction 19 of the M6 Motorway. Knutsford town centre is with 1.5 miles and only 1 mile from Knutsford Train Station.

Manchester Airport is located just 9 miles from the site.

Travel Distances

Road

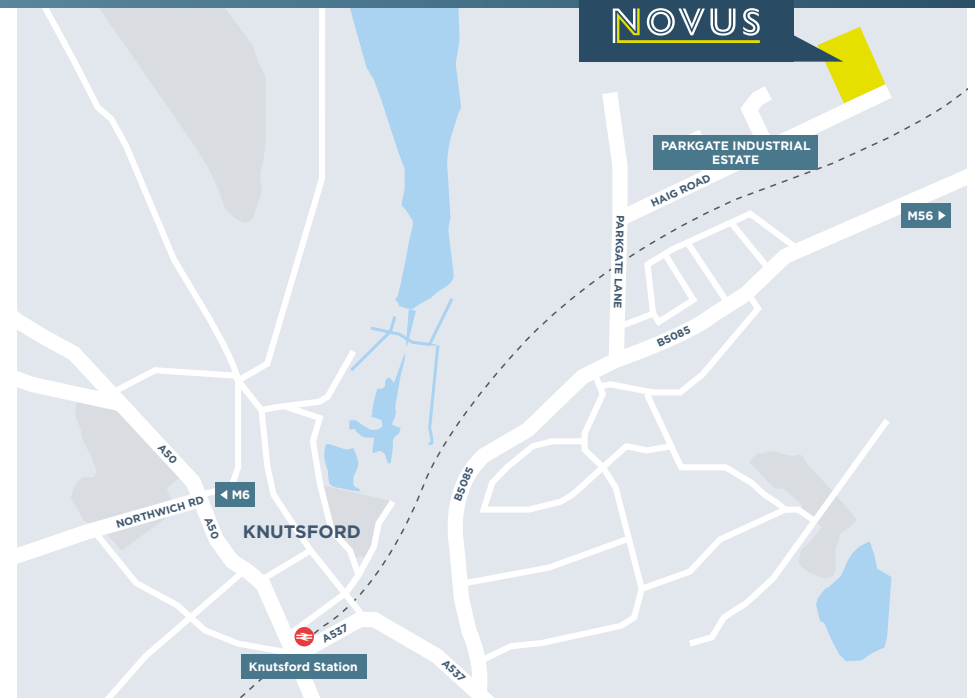
| | |
|------------------------|------------|
| Warrington | 16.5 miles |
| Manchester City Centre | 17.2 miles |
| Stoke-on-Trent | 28.2 miles |
| Crewe | 19.5 miles |
| Liverpool | 33.5 miles |

Rail

| | |
|-------------------------|-----------|
| Knutsford Train Station | 1.3 miles |
| Mobberley Train Station | 2.9 miles |

Airport

| | |
|--------------------|-----------|
| Manchester Airport | 9.3 miles |
|--------------------|-----------|





mesoestetic

PARKGATE
INDUSTRIAL ESTATE

elis

oliverhydrovalves

SPECTRUM X

NOVUS
UNIT 7

Sytner

NOVUS 2

alpen

SCREWFIX



DESCRIPTION

Unit 7 has been constructed to BREEAM 'A' Rating offering Green Credentials to ensure occupational costs to the end user will be reduced.

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting an EPC rating of B
- Secure cycle parking

SPECIFICATION

The unit will benefit from the following specification:



49,880 sq ft



12m eaves



8 docks
1 level access



35m
deep yard



33 parking
spaces

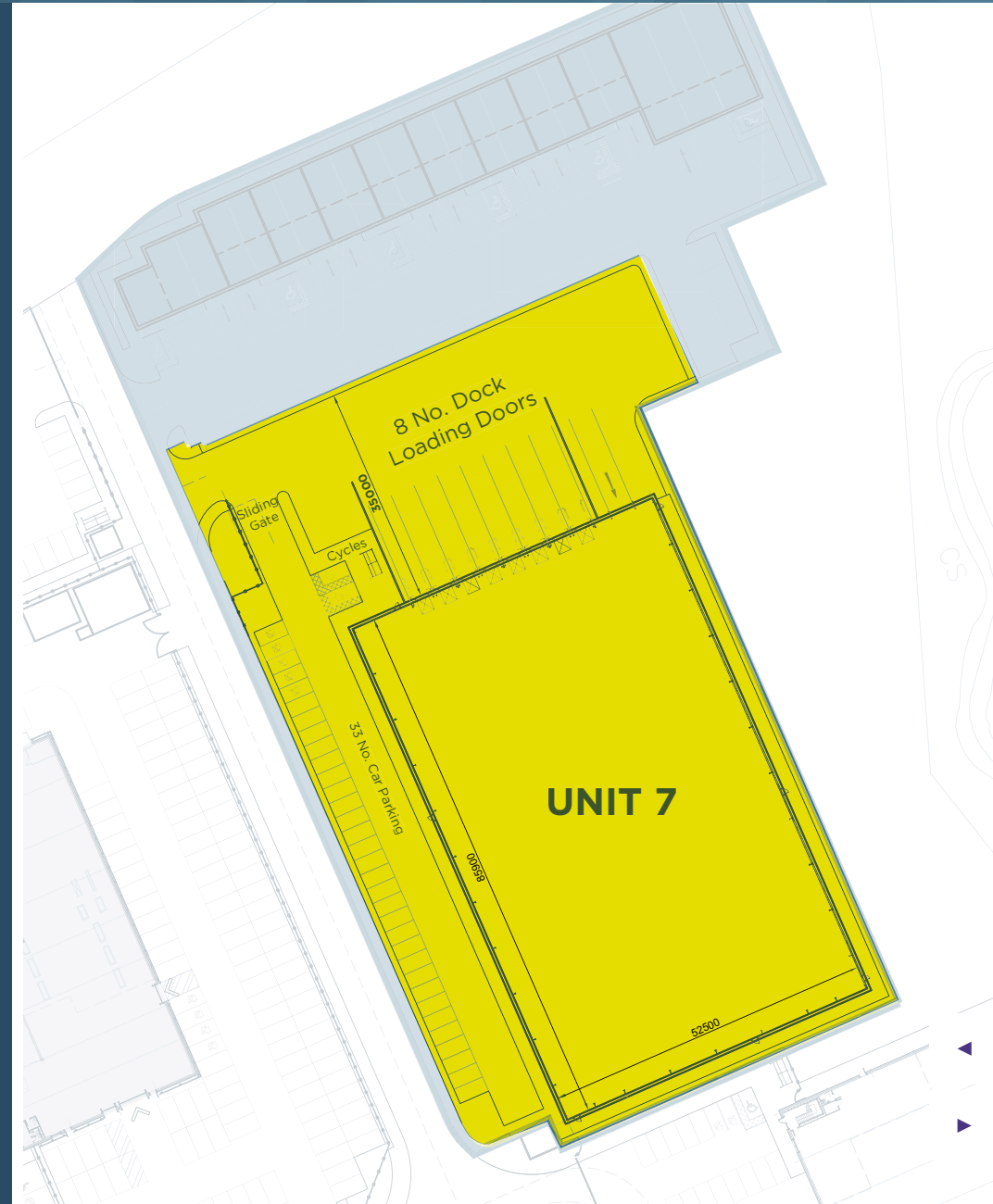


Electric
charging
points

ACCOMMODATION

All floor areas have been measured in accordance with the RICS Code of Measuring Practice 6th Edition and offer the following.

| Unit 7 | SQ FT | SQ M |
|-----------|--------|-------|
| Warehouse | 49,880 | 4,634 |





TERMS

The unit is available For Sale or alternatively by way of a new full repairing and insuring lease for a term to be agreed.

PRICE / RENT

On application through the sole agents.

VAT

VAT will be payable where applicable.

LEGAL COSTS

Each party to be responsible for their own legal cost incurred in any transaction.

EPC

A full EPC is available upon request.



VIEWING / FURTHER INFORMATION

Viewings are strictly upon request with the agents, for further information or to arrange a viewing please contact;

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