



## Parkgate Industrial Estate, Knutsford

WA16 8DX

- ▶ New industrial/warehouse units
- ▶ 23,070 & 24,897 sq ft
- ▶ Available now

**To Let**

**2 units remaining**



[www.novusknutsford.co.uk](http://www.novusknutsford.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS 



# Accommodation

All areas are approximate on a GEA sq ft basis.

| Unit     | Ground Floor |              | First Floor |            | Total         |                     |
|----------|--------------|--------------|-------------|------------|---------------|---------------------|
| <b>2</b> | 20,338       | (1,889 sq m) | 2,732       | (254 sq m) | <b>23,070</b> | <b>(2,143 sq m)</b> |
| <b>9</b> | 21,379       | (1,986 sq m) | 3,518       | (327 sq m) | <b>24,897</b> | <b>(2,313 sq m)</b> |

## THE SITE

- ▶ 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.

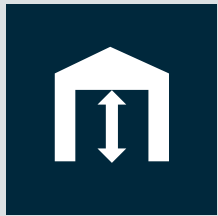


# UNITS 2 & 9

23,070 & 24,897 sq ft

## General Specification

New build detached industrial/warehouse unit with secure yard and fully-fitted first floor offices.



10m clear internal height



37.5kN sq m floor loading



Electric loading doors



Unit 2 - fully fitted offices with comfort cooling



Unit 9 - first floor storage or fitting out as office space



Unit 2 yard depth 28.5m



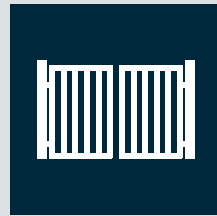
Unit 9 yard depth max 35.6m



Landscaped environment



Detached units



Private gated yard

## Planning Use

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

## Terms

Units are available to lease on terms to be agreed.



Warehouse



Fitted office

## GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

### The green initiatives include:

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

# TRAVEL DISTANCES

Parkgate Industrial Estate, Haig Road, Knutsford, WA16 8DX

## Road

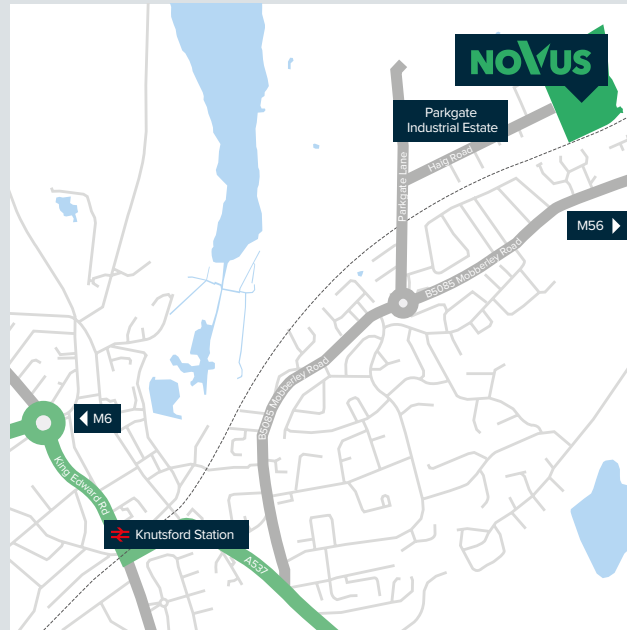
|                        |            |
|------------------------|------------|
| Warrington             | 16.5 miles |
| Manchester City Centre | 17.2 miles |
| Stoke-on-Trent         | 28.2 miles |
| Crewe                  | 19.5 miles |
| Liverpool              | 33.5 miles |

## Rail

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

## Airport

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



More information available through the joint marketing agents:



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**NORTHWOOD**  
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