



Parkgate Industrial Estate, Knutsford

WA16 8DX

- ▶ New detached industrial/warehouse unit with secure yard
- ▶ 23,070 sq ft available now
- ▶ **Just 4 miles from J19 M6**

▶ 1 unit remaining to let



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NORTHWOOD
URBAN LOGISTICS 

THE SITE

- ▶ Close proximity to the M6 corridor, just 4 miles from J19.
- ▶ 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.



**Just 4 miles from J19 M6
and only 1.5 miles from
Knutsford Town Centre.**

UNIT 2

23,070 sq ft (Ground floor 20,338 sq ft, first floor 2,732 sq ft)

General Specification

New build detached industrial/warehouse unit with secure yard and fully-fitted first floor offices. All areas are approximate on a GEA sq ft basis.



10m clear
internal height

37.5kN sq m
floor loading

2 electric
loading doors

Fully fitted first floor
offices with comfort
cooling



Yard depth
28.5m

Landscaped
environment

Detached
unit

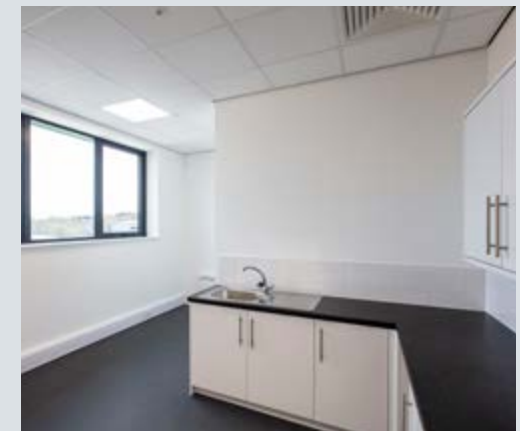
Private gated
yard

Planning Use

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

Terms

The unit is available to lease on terms to be agreed.



GREEN CREDENTIALS

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

The green initiatives include:

- ▶ 2 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

UNIT 2

Area plan - ground and first floors



First floor office
2732 sq ft (253.8 sq m) GEA

TRAVEL DISTANCES

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

Road

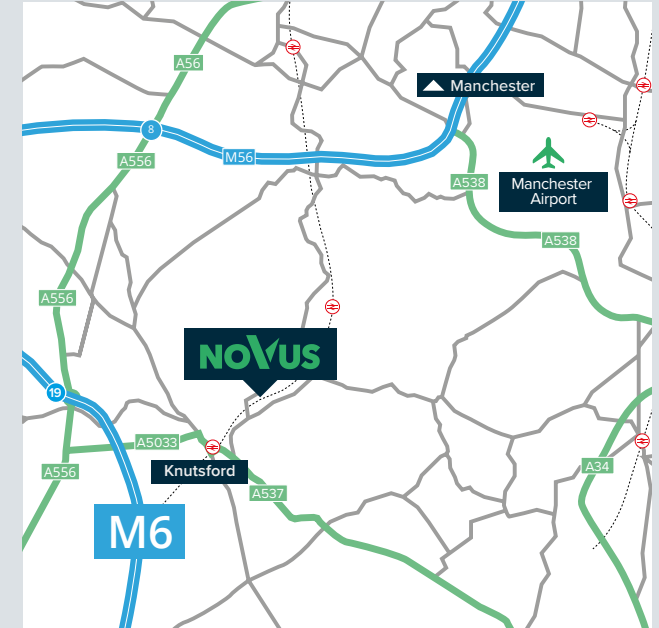
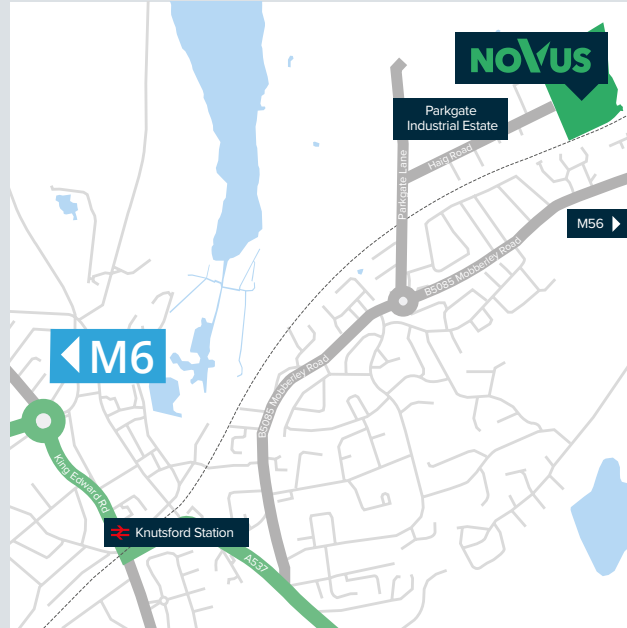
J19 M6	4.1 miles
Warrington	16.5 miles
Manchester City Centre	17.2 miles
Stoke-on-Trent	28.2 miles
Crewe	19.5 miles
Liverpool	33.5 miles

Rail

Knutsford Rail Station	1.3 miles
Mobberley Rail Station	2.9 miles

Airport

Manchester Airport	9.3 miles
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More information available through the joint marketing agents:



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NORTHWOOD
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