



Unit 1

Parkgate Industrial Estate
Knutsford
WA16 8DX

**2,672
SQ.FT**



- Trade Counter/Warehouse Unit
- Three Phase Electricity
- Office Amenity
- Full Height Loading Door
- Security Alarm
- 4.5 m to Eaves
- 4.3 miles from J19 M6

Location

An end terrace Warehouse Unit located on Parkgate Industrial Estate, Knutsford which is a well established Industrial/Warehouse location.

J19 M6 - 4.3 miles
Manchester City Centre- 17 miles
Manchester Airport - 10 miles
Knutsford Town Centre - 1.1 miles

Key local occupiers include Oliver Valves, Bentley, Albis UK, Kids Allowed



Description

The property specification can be summarised as follows:

- Steel Portal Frame Construction with Half Brick Half Clad Elevations
- Comprising Warehouse Bay, Two Storey Office, Kitchen and Toilets
- Subdivided into 2408 sq.ft. ground floor warehouse and 264 sq.ft. mezzanine
- Full Height Loading Door to the warehouse
- 4.5m to Eaves
- Security Alarm
- Extensive on site Parking

Accommodation

Unit 1 - 2672 sq.ft.

Services

All mains services available to the property.
Three phase, water and drainage

Rateable Value

For information on rates please visit www.voa.gov.uk

Rent

£26,000

Terms

On a leasehold basis with terms to be agreed.

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE

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