

# NOVUS<sup>2</sup>

## Knutsford WA16 8DX

- > New industrial/trade/warehouse units
- > 1,930 - 11,133 sq ft (units 5B-6B combined)
- > 5 units remaining

For sale/  
To let  
Available  
now

Chancerygate 

[www.novus2knutsford.co.uk](http://www.novus2knutsford.co.uk)



**SCREWFIX**

**VIDA**

**Sytner**



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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.

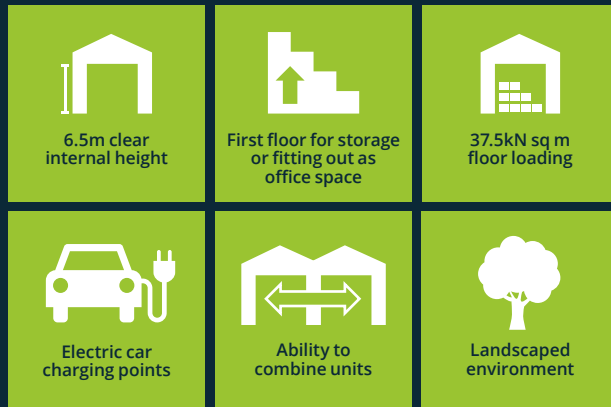
Unit	Ground Floor	First Floor	Total
3A		LET	
3B	1,364	579	1,943
4A	1,350	580	1,930
4B		LET	
5A		LET	
5B	2,100	902	3,002
6A	1,950	841	2,791
6B	3,999	1,341	5,340
4	PRE-SALE TO VIDA LIVING		

# Units 3B-6B

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

## General Specification

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



## 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.



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# Green Credentials

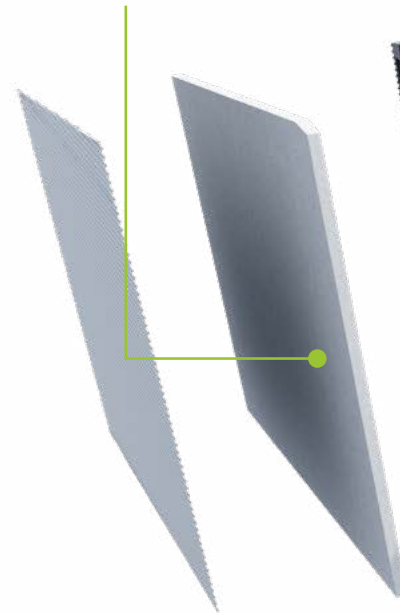
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure an approximate 18.8% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

## The green initiatives will include:

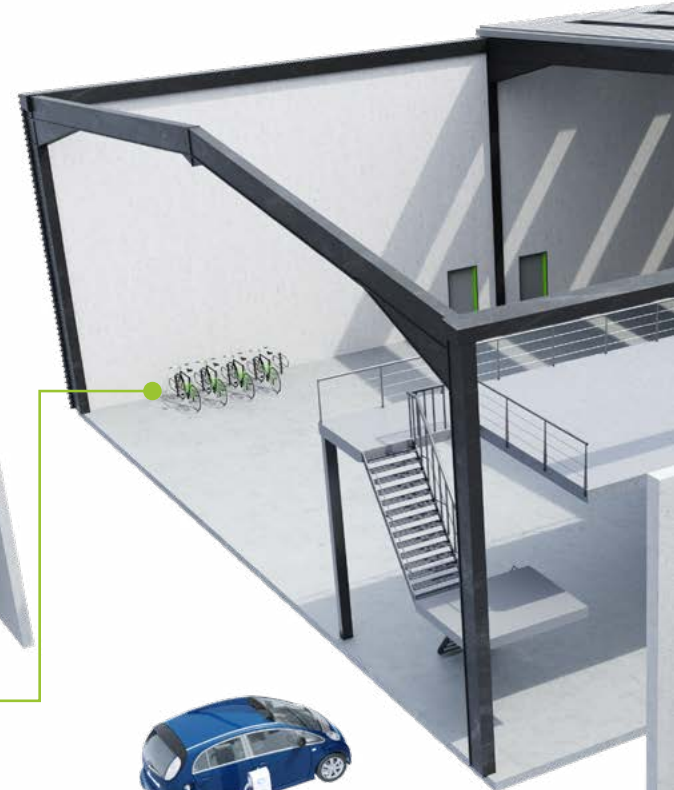
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- EPC rating B
- Secure cycle parking



High performance insulation

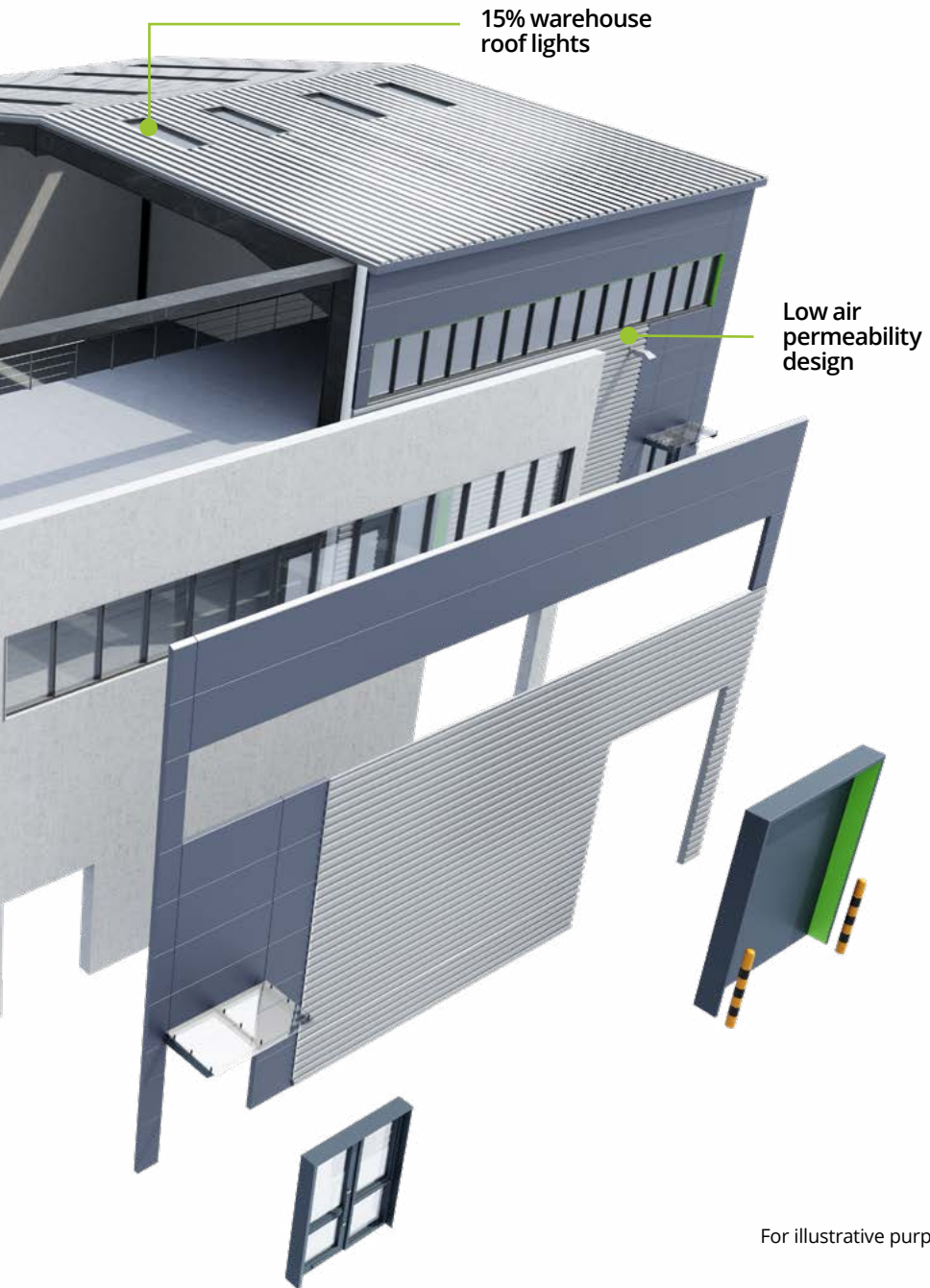


Secure cycle parking



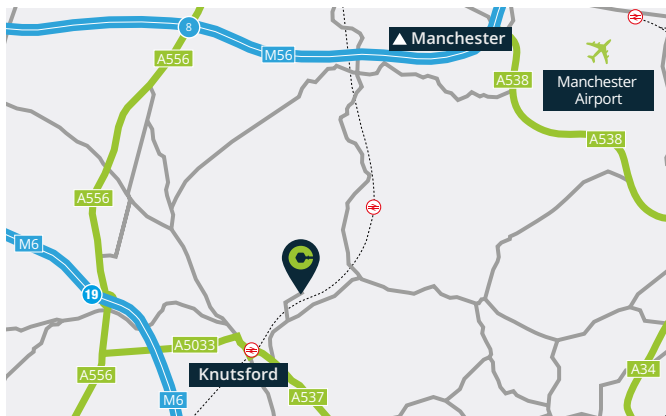
Electric vehicle charging points





For illustrative purposes only





## 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



More information available  
through the joint marketing agents:

  
**GERALDEVE**  
**0161 259 0450**  
geraldve.com

Jason Print  
07833 170680  
jprint@geraldve.com

**Williams  
Sillitoe**  
**01625 800 066**  
willsill.co.uk

Mark Sillitoe  
07970 072128  
ms@willsill.co.uk

A development by:  
**Chancerygate**

Chris Brown  
cbrown@chancerygate.com  
01925 394026

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. September 2023.

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