

# NOVUS<sup>2</sup>

## Knutsford WA16 8DX

- > New trade counter and industrial/warehouse units
- > 1,930 - 11,133 sq ft (units 5B-6B combined)
- > Screwfix in occupation

For sale/  
To let



A development by:  
**Chancerygate**

Available now

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.

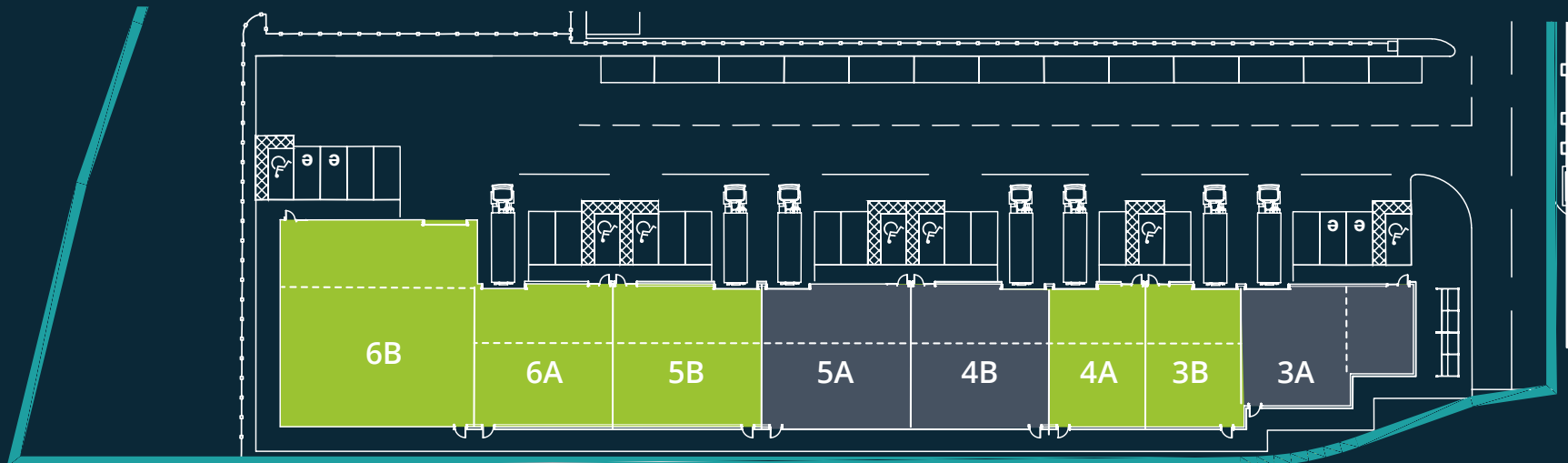
Unit	Ground Floor	First Floor	Total
<b>3A</b>	<b>LET TO ALPEN</b>		
<b>3B</b>	1,364	579	<b>1,943</b>
<b>4A</b>	1,350	580	<b>1,930</b>
<b>4B</b>	<b>LET TO SCREWFIX</b>		
<b>5A</b>	<b>LET TO SCREWFIX</b>		
<b>5B</b>	2,100	902	<b>3,002</b>
<b>6A</b>	1,950	841	<b>2,791</b>
<b>6B</b>	3,999	1,341	<b>5,340</b>

## 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.







3A

3B 4A

4B 5A

5B 6A

7

SCREWFIX  
OPEN 7 DAYS



# Units 3B-6B

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

## General Specification

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



6.5m clear internal height



37.5kN sq m floor loading



1 level electric loading door



Ability to combine units



First floor for storage or fitting out as office space



Electric car charging points



Bicycle storage



Landscaped environment





NOVUS<sup>2</sup>

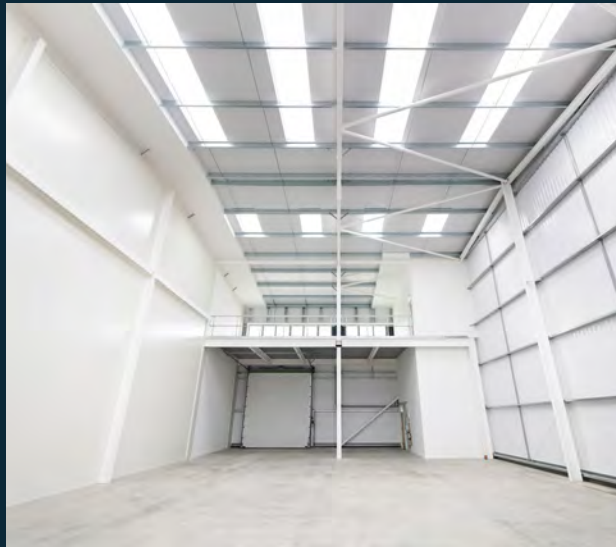






# Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design



15%  
warehouse roof  
lights increasing  
natural daylight

High  
performance  
insulated cladding  
and roof  
materials

BREEAM  
'Very Good'

EPC  
rating B

Exterior  
and interior  
storage to  
encourage  
cycling to  
work

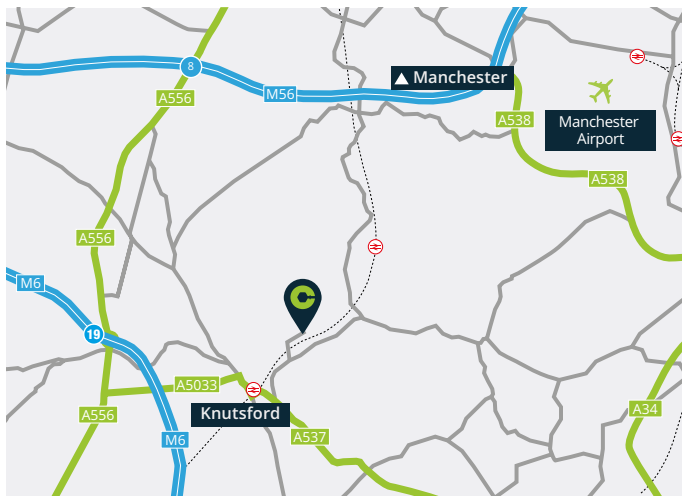
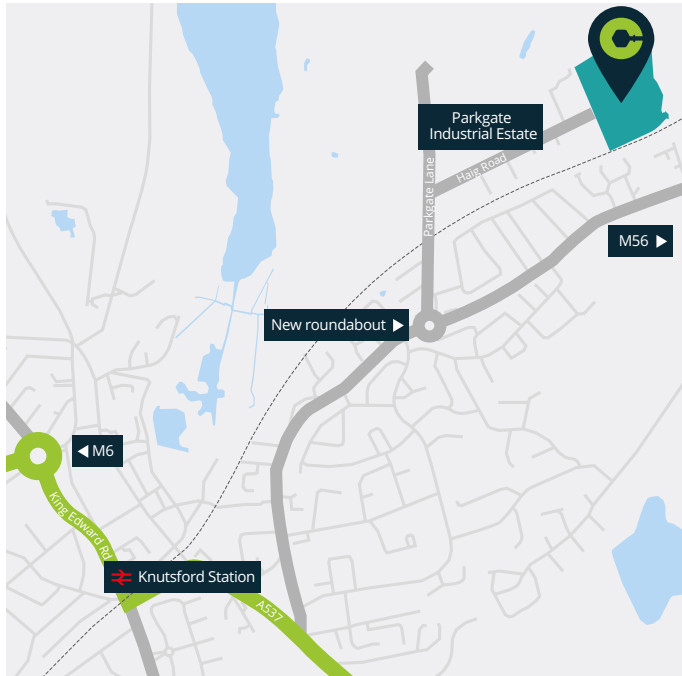
Active  
and passive  
Electric Vehicle  
charging  
points

Low  
speed limit  
restrictions to  
reduce  
emissions

Landscaping  
including  
native and  
non-native  
species







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

## 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

/// [since.believer.uttering](http://since.believer.uttering)

More information available through the joint marketing agents:

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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. February 2024.