

# TO LET



UNITS 12 13 & 14 NOVUS  
HAIG ROAD  
KNUTSFORD  
WA16 8DX

- Detached new units
- 8-10m clear internal height
- Parking



## LOCATION

Knutsford is a desirable town located 14 miles south west of Manchester. It benefits from excellent motorway access to both the M6 and M56, the latter giving easy access to Manchester Airport. The town is popular due to its independent shops / quality restaurants as well as the proximity of the Tatton Park estate.

The property is located at the entrance to the Parkgate Industrial Estate and is accessed via Haig Road. Parkgate Industrial Estate provides a mix of industrial, warehousing and office accommodation. The property lies approx 1.5 miles from Knutsford town centre and only 1 mile from Knutsford train station. The estate provides a business park environment close to Tatton Country Park, whilst Manchester International Airport is just 9 miles away from the site.

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

8-10m clear internal height

Possibility of First floor for storage of fitting out as office space

37.5Kn sqm floor loading

Electric loading doors

Yard

Landscaped environment

Detached units

yard

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## ACCOMMODATION

<b>Unit 12</b>	6,064 Sq Ft	563.35 Sq M
<b>Unit 13</b>	4,381 Sq Ft	406.99 Sq M
<b>Unit 14</b>	6,942 Sq Ft	644.91 Sq M

## VAT

All prices and rents are exclusive of, but may be liable to VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Viewings are strictly by appointment. Please call 01625 262222 for more information.





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