

KNUTSFORD WA16 8DX  
///SINCE.BELIEVER.UTTERING

NEW TRADE COUNTER AND  
INDUSTRIAL/WAREHOUSE UNITS

RANGING FROM  
1,930 SQ FT - 5,340 SQ FT  
(179 SQ M - 496 SQ M)



Close proximity to M6.



BREEAM  
'Very Good' rating.



Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Novus Park will comprise three premium quality industrial/warehouse units ranging in size from 1,930 sq ft to 5,340 sq ft (179 sq m to 496 sq m), strategically located just off the M6 in Knutsford.

## An ideal location close to Knutsford.

Novus Park is a newly developed multi-let industrial estate comprising eight high-specification units totaling 23,352 sq ft on a 1.27-acre site. Completed in 2023, the estate features electric loading doors, 6.5m internal eaves height, 37.5kN/sq m floor loading, first-floor space for storage or office fit-out, and electric vehicle charging points. The scheme is BREEAM 'Very Good' rated and EPC B across all units.

Located within Parkgate Industrial Estate, Novus Park offers excellent connectivity—just over a mile from Knutsford train station, 4 miles from M6 Junction 19, and 9 miles from Manchester Airport.

-  Internal height of 6.5m.
-  With an **EPC B rating**, customers can lower their energy bills.
-  15% roof lights coverage, providing sufficient daylight to illuminate the warehouse without artificial lighting.
-  Landscaped environment.
-  Rated BREEAM 'Very Good'.



Warehousing that Works.

# Why choose Novus Park?



Located near  
the M6.



30 minutes to  
Warrington and 45  
minutes to Manchester.



Strategically positioned  
in a high visibility  
area with excellent  
connectivity.

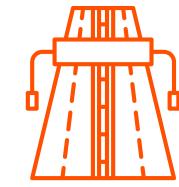


Just 20 minutes to  
Manchester Airport.



Warehousing that Works.

# You're well-connected.



## MAJOR ROADS

M6 (Junction 19)  
M56 (Junction 7)

4.0 miles  
6.0 miles



## CITIES/MAJOR TOWNS

Warrington  
Manchester  
Liverpool

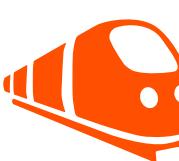
16.5 miles  
17.2 miles  
33.5 miles



## AIRPORTS

Manchester Airport  
Liverpool John Lennon Airport

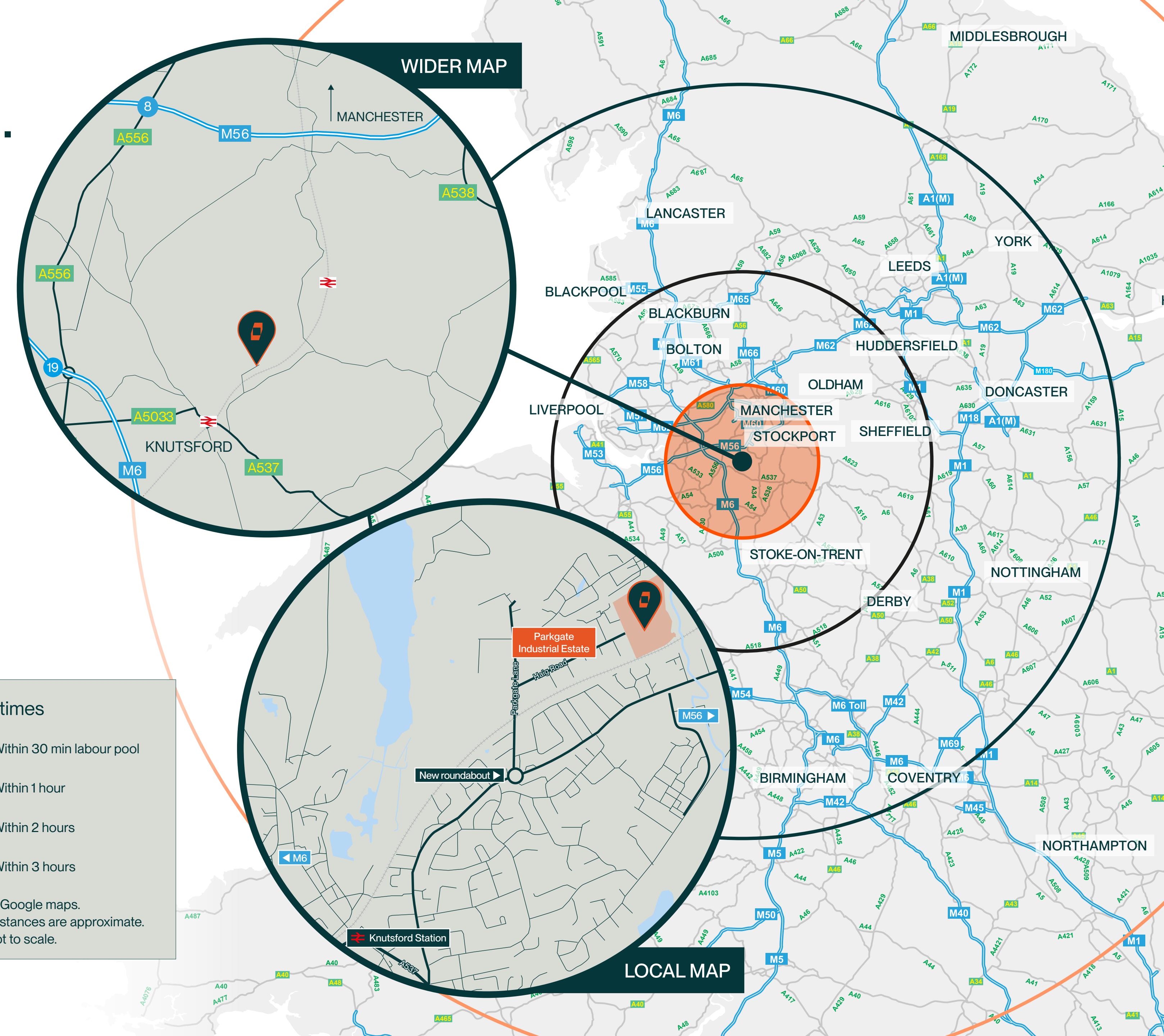
9.0 miles  
28.7 miles



## TRAIN LINKS

Knutsford Rail Station  
Mobberley Rail Station

1.3 miles  
2.9 miles

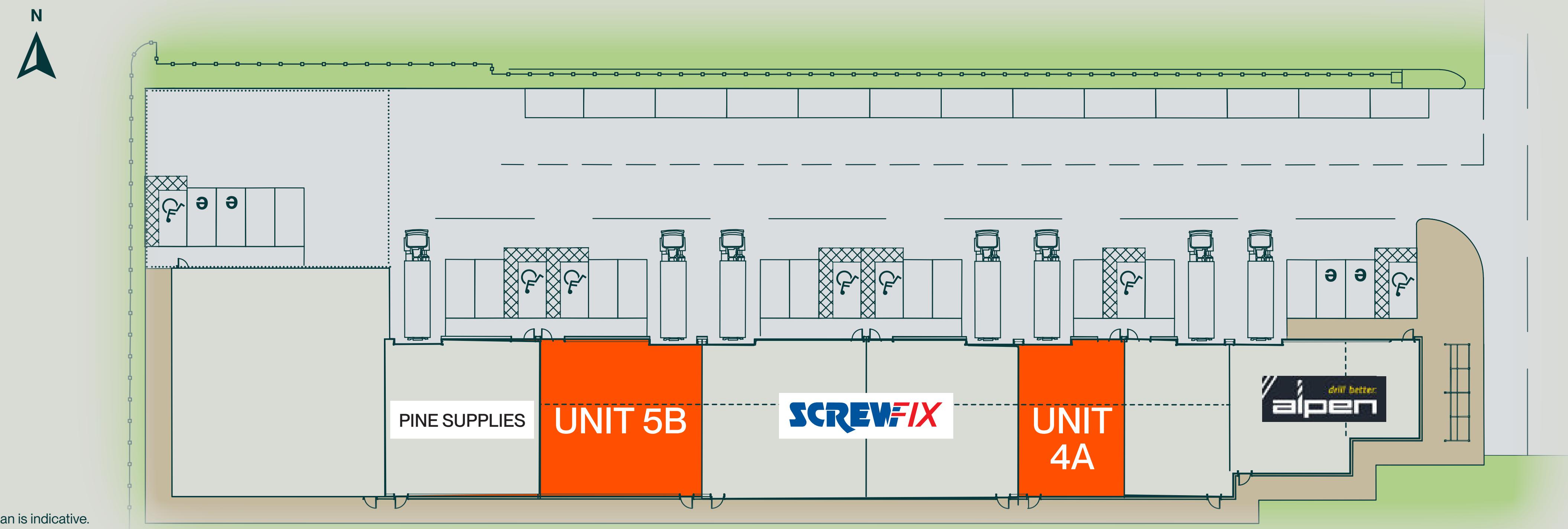


Warehousing that Works.

# Schedule of accommodation & siteplan.

	UNIT 4A	UNIT 5B
GROUND FLOOR	1,350 SQ FT (125 SQ M)	2,100 SQ FT (195 SQ M)
FIRST FLOOR	580 SQ FT (54 SQ M)	902 SQ FT (84 SQ M)
TOTAL	1,930 SQ FT (179 SQ M)	3,002 SQ FT (278.89 SQ M)

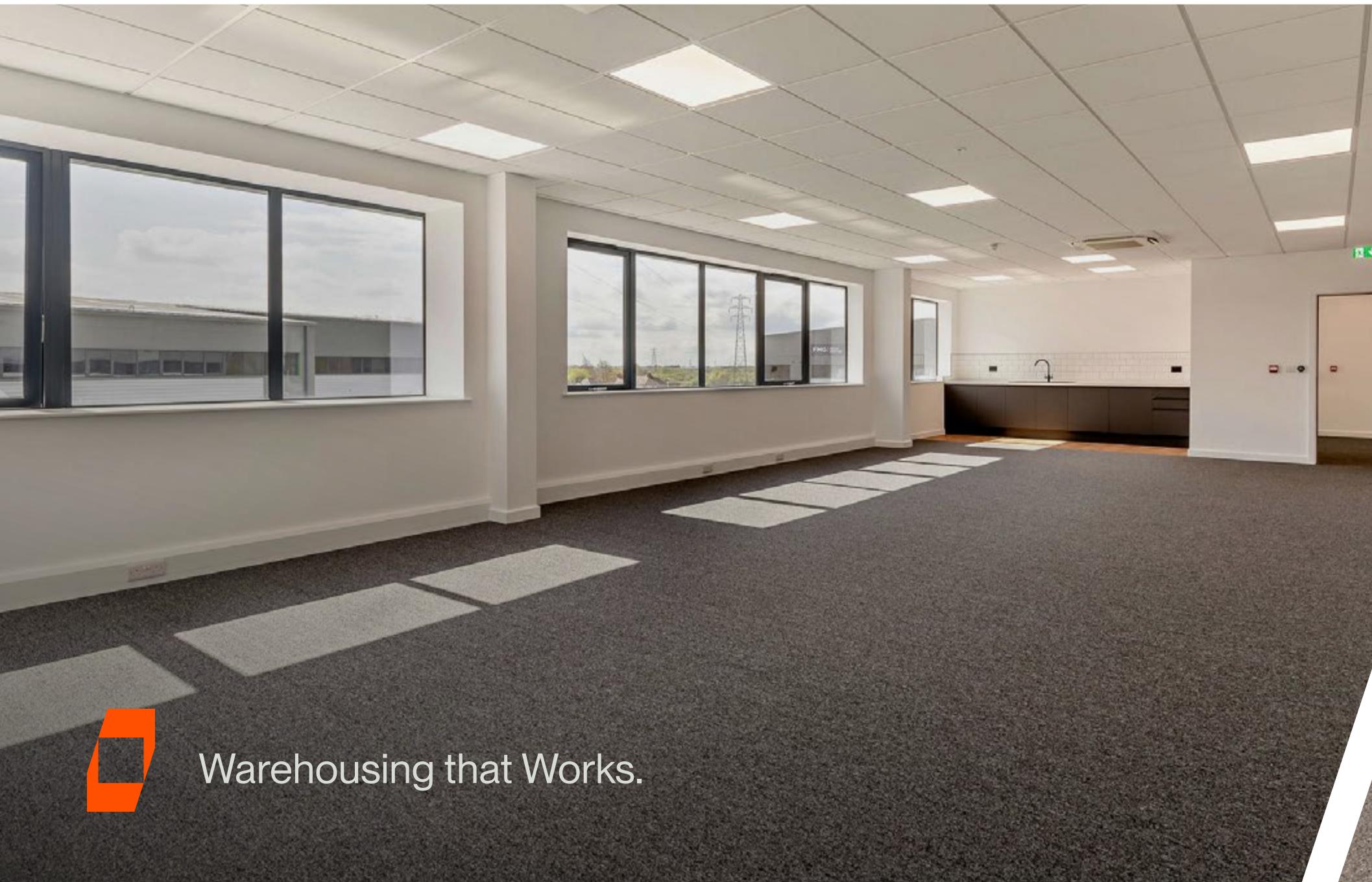
All floor areas are approximate gross internal areas.



Siteplan is indicative.



Warehousing that Works.



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