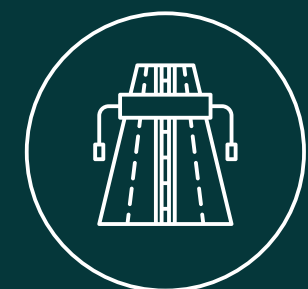




KNUTSFORD WA16 8DX  
///SINCE.BELIEVER.UTTERING

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.



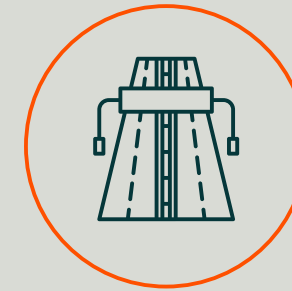
Rated BREEAM 'Very Good'.



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.



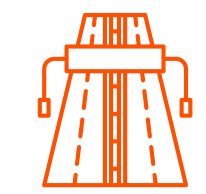
Just 20 minutes to Manchester Airport.



Warehousing that Works.



# You're well-connected.



## MAJOR ROADS

M6 (Junction 19) 4.0 miles  
M56 (Junction 7) 6.0 miles



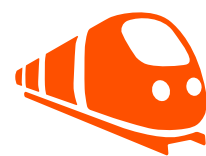
## CITIES/MAJOR TOWNS

Warrington 16.5 miles  
Manchester 17.2 miles  
Liverpool 33.5 miles



## AIRPORTS

Manchester Airport 9.0 miles  
Liverpool John Lennon Airport 28.7 miles



## TRAIN LINKS

Knutsford Rail Station 1.3 miles  
Mobberley Rail Station 2.9 miles

Drive times

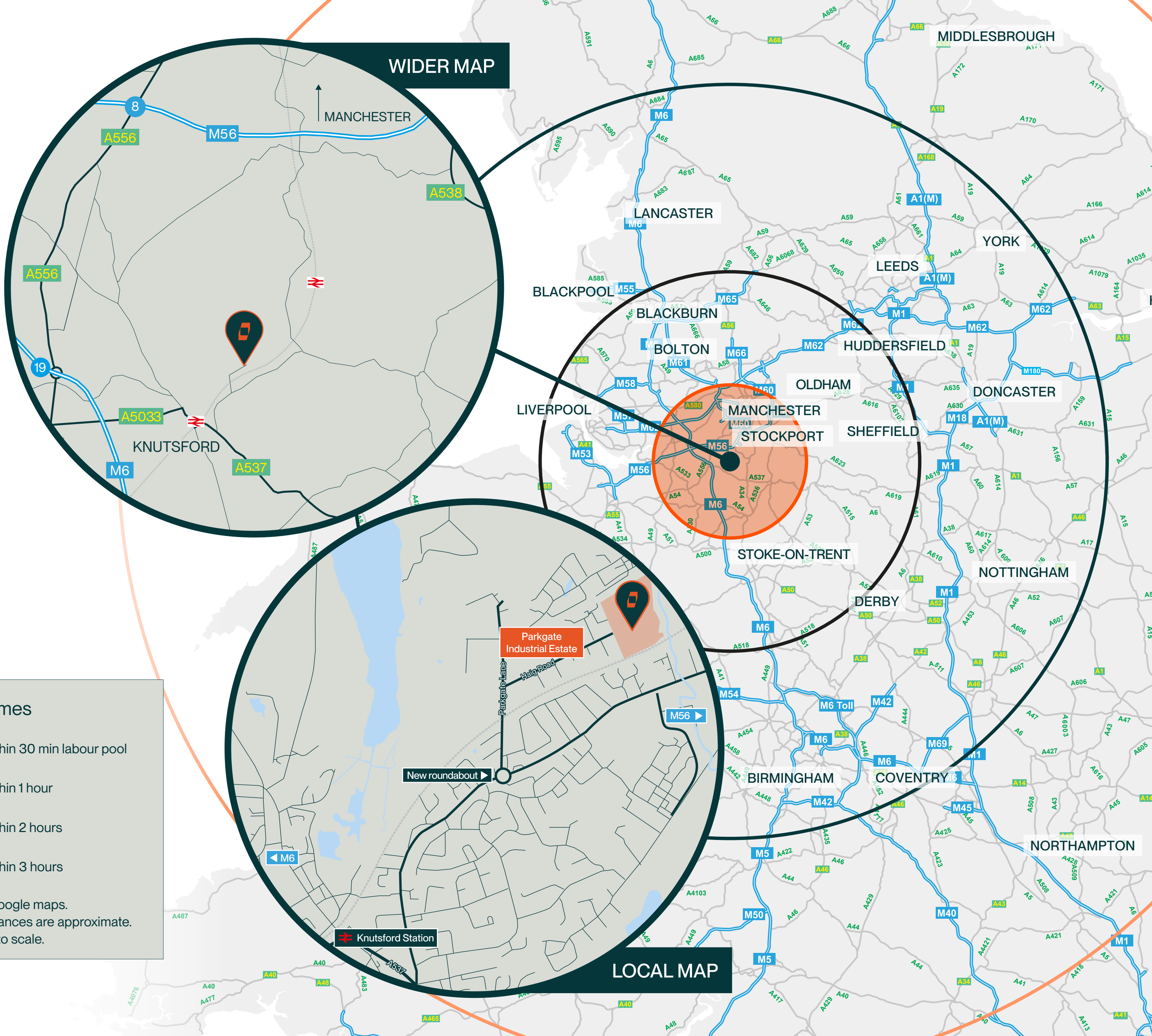
Within 30 min labour pool

Within 1 hour

Within 2 hours

Within 3 hours

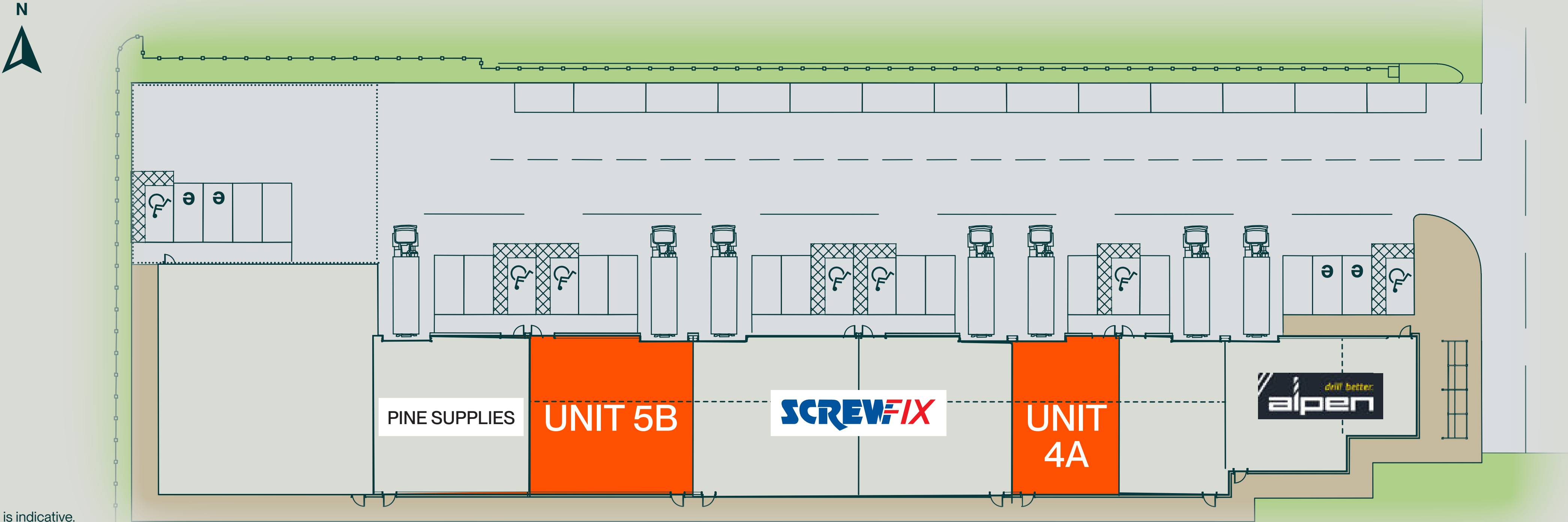
Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



# Schedule of accommodation & siteplan.

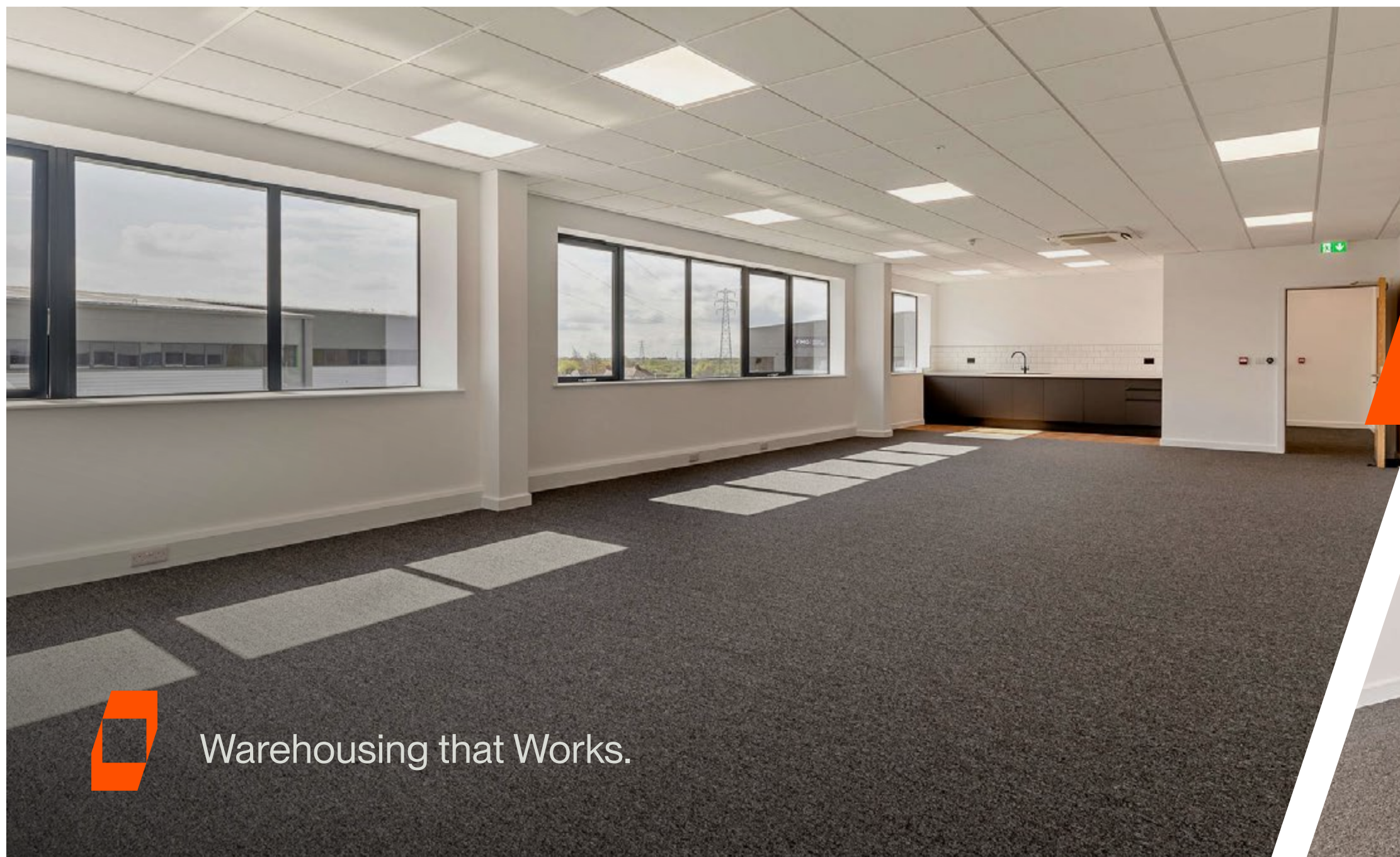
	UNIT 4A	UNIT 5B
GROUND FLOOR	1,350 SQ FT (125 SQ M)	2,100 SQ FT (195 SQ M)
FIRST FLOOR	580 SQ FT (54 SQ M)	902 SQ FT (84 SQ M)
TOTAL	1,930 SQ FT (179 SQ M)	3,002 SQ FT (278.89 SQ M)

All floor areas are approximate gross internal areas.



Siteplan is indicative.





Warehousing that Works.





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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. January 2026. TBDW 07528-01.



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