

Industrial

UNIT 3B | NOVUS PARK

Haig Road, Knutsford, WA16 8FB



UNIT 3B | 1,911 SQ FT

Refurbished industrial unit with office accommodation

Unit 3B comprises 1,911 sqft of flexible industrial accommodation, split between two floors. The unit includes electric loading doors, 6.5m internal eaves height, and EV charging points. It's finished to a shell specification, ready for occupier fit-out, and benefits from generous parking and a landscaped setting.

Located within Parkgate Industrial Estate, Novus Park benefits from excellent connectivity—just 1 mile from Knutsford train station, 4 miles from M6 Junction 19, and 9 miles from Manchester Airport.



Lease Type

New

Unit Summary

- Electric Roller Shutter Door
- Refurbished Unit
- Car Parking
- Office Accommodation
- BREEAM Very good
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£30,100.00	£15.75
Rates	£11,144.95	£5.83
Service Charge	£1,553.14	£0.81
Insurance	£385.40	£0.20
Total Cost	£44,104.35	£23.08

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Located within Parkgate Industrial Estate in Knutsford, Novus Park is just 4 miles from Junction 19 of the M6 and 6 miles from Junction 7 of the M56. Its strategic position in North Cheshire provides direct access to Manchester, Liverpool, and the wider North West logistics network.



Road
M6: 4 miles



Airport
Manchester Airport: 9 miles



Rail
Knutsford Station: 1 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (29)

Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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