

Industrial

# UNIT 4A | NOVUS PARK

Haig Road, Knutsford, WA16 8FB

Images coming soon

## UNIT 4A | 1,886 SQ FT

Unit 4A provides 1,930 sq ft of modern industrial space, including a first-floor area suitable for storage or office use.

Unit 4A provides 1,930 sq ft of modern industrial space, including a first-floor area suitable for storage or office use. The unit features electric loading doors, 6.5m internal eaves height, and is built to a shell specification for occupier fit-out. It also benefits from electric vehicle charging points and BREEAM 'Very Good' certification. 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

Images coming soon

### Unit Summary

- ☒ Eaves height of 6.5m
- ☒ EV Car charging
- ☒ BREEAM Very good
- ☒ Electric Roller Shutter Door
- ☒ EPC B
- ☒ Office Accommodation

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£28,762.00	£15.25
Rates	Not specified	Not specified
Service Charge	£1,494.90	£0.79
Insurance	£383.00	£0.20
Total Cost	£31,605.00	£16.76

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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](https://indurent.com)"



+44(0) 808 169 7554



[enquiries@indurent.com](mailto:enquiries@indurent.com)

+44(0) 808 169 7554

[www.indurent.com](https://www.indurent.com)

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