

### 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.

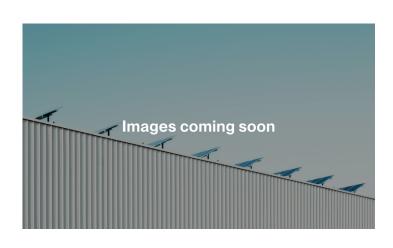
Unit 4A provides 1,930 sq ft of modern industrial space, including a first-floor area suitable for storage or office use. The unit features electric loading doors, 6.5m internal eaves height, and is built to a shell specification for occupier fit-out. It also benefits from electric vehicle charging points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

Located within Parkgate Industrial Estate, Novus Park benefits from excellent

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

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

### Cocupational Costs

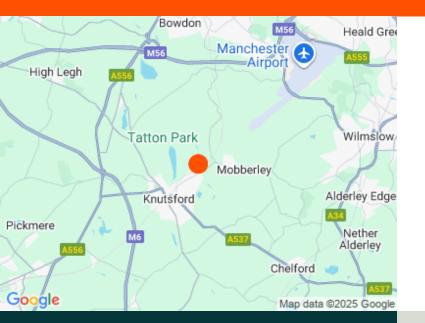
	Per Annum	Per Sq Ft
Rent	£28,762.00	£15.25
Rates	Not specified	Not specified
Service Charge	£1,494.90	£0.79
Insurance	£383.00	£0.20
Total Cost	£31,605.00	£16.76

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). 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 littos://www.gov.uk/agob-/-for-business-rate-relief/small-business-rate-relief or read our rates blog.



## **UNIT 4A | NOVUS PARK**

Haig Road, Knutsford, WA16 8FB



#### 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)	



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#### **Key Contact**

