

Industrial

UNIT 6B | NOVUS PARK

Haig Road, Knutsford, WA16 8FB

UNIT 6B | 5,346 SQ FT

Unit 6B offers 5,340 sq ft of high-quality industrial space across ground and first floors

Unit 6B offers 5,340 sq ft of high-quality industrial space across ground and first floors. It features electric loading doors, 6.5m internal eaves height, 37.5kN/sq m floor loading, and electric vehicle charging points. Built to a shell specification, the unit allows for bespoke fit-out and includes first-floor space suitable for storage or office use. 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

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

[View Floor Plans](#)

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£78,600.00	£14.70
Rates	Not specified	Not specified
Service Charge	£4,136.14	£0.77
Insurance	£1,067.00	£0.20
Total Cost	£86,522.00	£16.18

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 (26)

Key Contact



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Asset Manager

"Laura is an Asset Manager based in the North."



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