

# NOVUS

## Knutsford

- › For sale/To let
- › 9 new industrial/warehouse units
- › 5,447 - 24,786 sq ft in Phase 1
- › Only 4 units left for sale/to let
- › Phase 2 opportunities from 3,500 - 70,000 sq ft

Now under  
construction

Available  
September  
2020

Chancerygate 

[www.novusknutsford.co.uk](http://www.novusknutsford.co.uk)



# NOVUS

The scheme is located within Parkgate Industrial Estate and is accessed via Haig Road.

Parkgate Industrial Estate provides a mix of industrial, warehousing and office accommodation.

1.5 miles from Knutsford Town Centre and only 1 mile from Knutsford Train Station.

Business Park environment close to Tatton Country Park.

Manchester International Airport is just 9 miles away from the site.

New roundabout to be constructed on the Moberley Road/ Parkgate junction



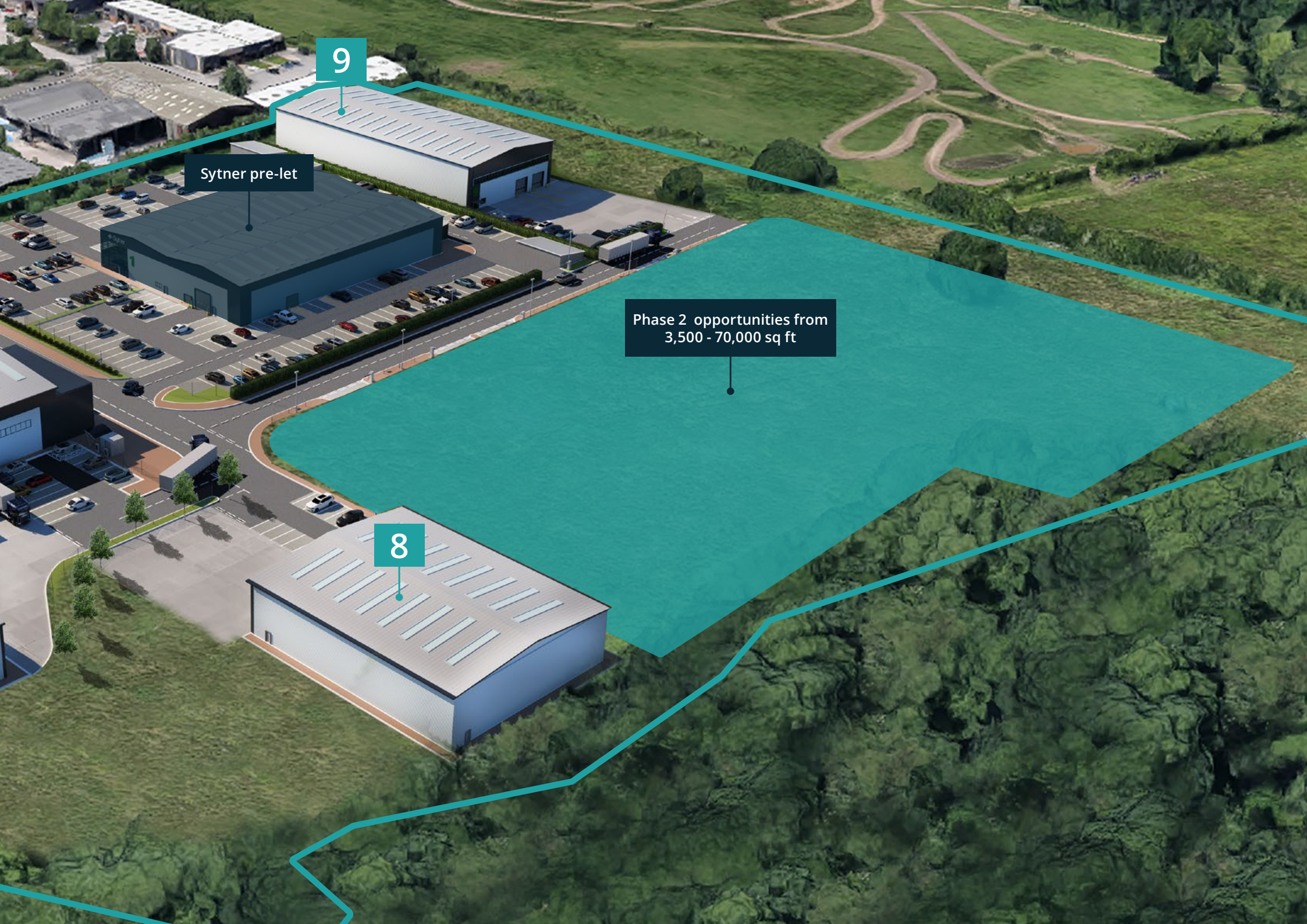


9

Sytner pre-let

Phase 2 opportunities from  
3,500 - 70,000 sq ft

8





# Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total	
<b>1</b>	<b>Pre-let to Sytner</b>			
<b>2</b>	<b>UO</b>	6,942	1,675	<b>8,617</b>
<b>3</b>	<b>UO</b>	4,381	1,066	<b>5,447</b>
<b>4</b>	<b>UO</b>	6,064	1,633	<b>7,697</b>
<b>5</b>	<b>Sold</b>			
<b>6</b>	21,288	3,498	<b>24,786</b>	
<b>7</b>	11,529	2,445	<b>13,974</b>	
<b>8</b>	12,916	3,030	<b>15,946</b>	
<b>9</b>	20,251	2,379	<b>22,946</b>	
<b>TOTAL</b>			<b>99,413</b>	

**UO** - Under Offer



# NOVUS



Computer generated image of Sytner Pre-let

## Sytner Pre-let

Sytner Group has committed to taking a 36,361 sq ft pre-delivery inspection and service centre facility at Novus. It is proposed that prestige automotive brands such as Bentley, Rolls Royce, McLaren and Bugatti Veyron will be handled from there once operational in early 2020.

## Phase 2 design and build opportunities

Phase 2 is currently offered on a design and build basis with opportunities to accommodate units of 3,500 to 70,000 sq ft, to suit bespoke occupier requirements.

Phase 2

9

# Units 2-4

5,447 up to 21,761 sq ft (units 2-4 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>35kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>22-33m yard depths</p>
 <p>Landscaped environment</p>		

## Planning use

B1 (C), B2 and B8 (industrial and warehouse) uses.

## Terms

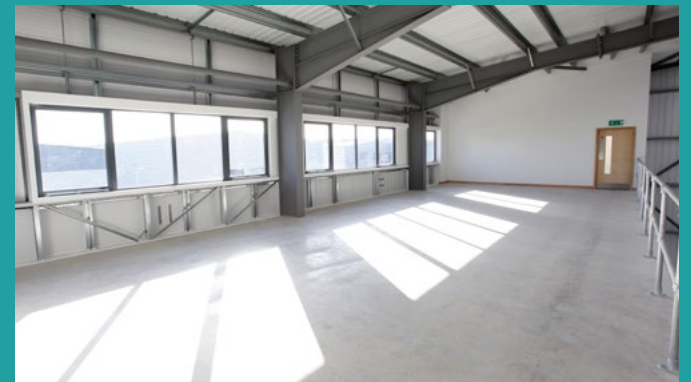
Units will be available to buy or to lease on terms to be agreed.



Computer generated image of units 2-5



# NOVUS



Previous Chancerygate development



# Units 6-9

13,974 up to 24,786 sq ft

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8-10m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Yard depths of 31-54m</p>	 <p>Unit 9 features fully fitted offices with comfort cooling</p>
 <p>Landscaped environment</p>	 <p>Detached units</p>	 <p>Private gated yards</p>

## Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

## Terms

Units will be available to buy or to lease on terms to be agreed.



Computer generated image of units 6 & 8



# NOVUS



Previous Chancerygate development



Computer generated image of unit 7



# Green Credentials

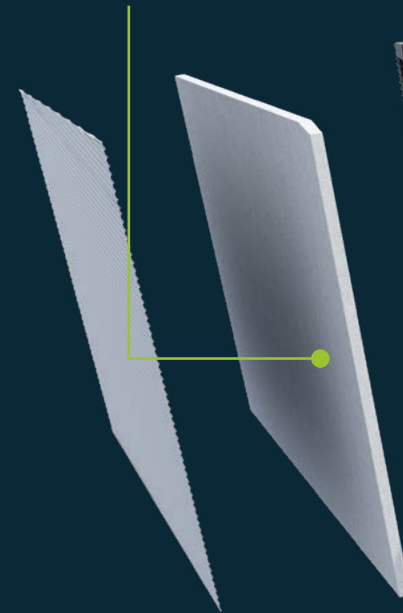
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure an approximate 18.8% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

## The green initiatives will include:

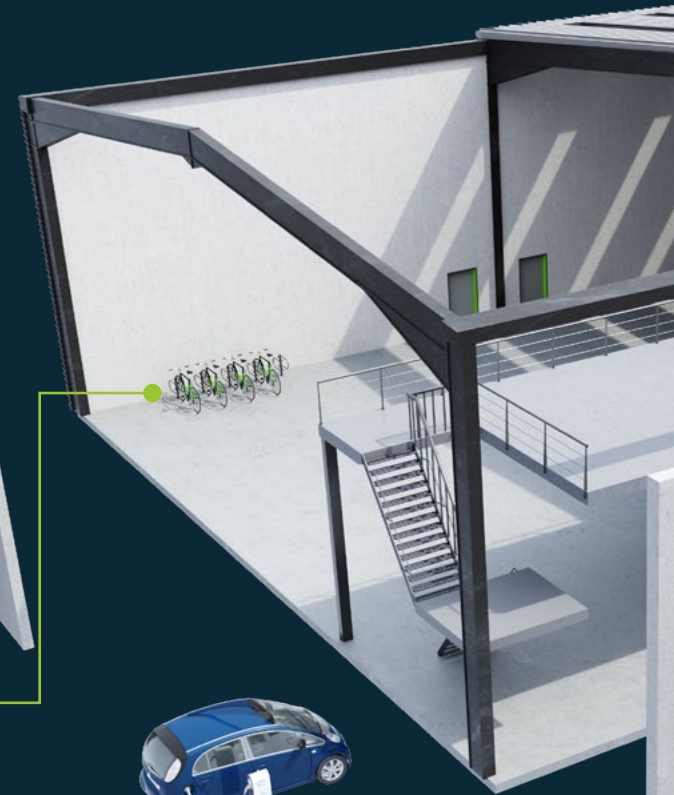
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting an EPC rating of B
- Secure cycle parking



High performance insulation



Secure cycle parking



Electric vehicle charging points



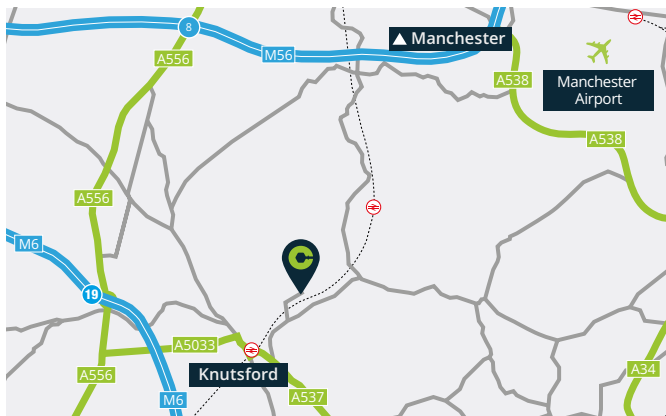




15% warehouse  
roof lights

Low air  
permeability  
design





## Travel Distances

### Road

Warrington	16.5 miles
Manchester City Centre	17.2 miles
Stoke-on-Trent	28.2 miles
Crewe	19.5 miles
Liverpool	33.5 miles

### Rail

Knutsford Rail Station	1.3 miles
Mobberley Rail Station	2.9 miles

### Airport:

Manchester Airport	9.3 miles
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## Roundabout installation

To improve the traffic flow and reduce congestion for both the local residents and occupiers of Parkgate Industrial Estate, Chancerygate is constructing a roundabout between Parkgate Lane and B5085 Mobberley road.

Parkgate, Haig Road,  
Knutsford, WA16 8DX



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