

Unit 7 The Grove, Parkgate Industrial Estate, Knutsford, WA16 8XP



LOCATION

Parkgate Industrial Estate is located on the easterly side of Knutsford, approximately one mile from the town centre. The estate is one of the most sought after industrial estates in South Manchester / North Cheshire.

- Knutsford Town Centre: 2 miles
- M6 Motorway: 4 miles
- M56 Motorway: 7 miles
- Manchester International Airport: 14 miles

DESCRIPTION

- Electrically operated roller shutter loading doors
- Office and welfare facilities
- Designated parking
- Up to 4.1m working height
- LED lighting
- 3 phase electricity

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th edition). The following gross internal floor areas have been calculated.

TOTAL: 1,670 sq ft

TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£21,000 + VAT per annum

RATEABLE VALUE

Currently £12,250 and then £14,500 from 1 April 2026

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 07392 582173** or contact Harry Hehir at hh@willsill.co.uk

**Subject to contract
January 2026**



“Excellent Motorway and Airport links ”

**TO LET
INDUSTRIAL/WAREHOUSE UNIT
1,670 SQ FT**

Important Notice

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