

**Novare Cheshire -
Thos Yard**

MULTIPLE ASPECTS



Units 1 & 2

Thos Yard, Townfield Lane, Knutsford, WA16 9NP

**TO LET - TWO SELF-
CONTAINED INDUSTRIAL
UNITS WITH YARD SPACE**

2,901 to 5,802 sq ft
(269.51 to 539.02 sq m)

- SELF-CONTAINED UNITS
- LARGE SECURE YARDS
- DOUBLE-WIDTH ROLLER SHUTTERS
- 3 PHASE POWER
- GREAT CONECTIVITY
- SUITABLE FOR VARIOUS USES

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Summary

Available Size	2,901 to 5,802 sq ft
Rent	£14.50 - £15 per sq ft
Business Rates	TBC
Service Charge	£450 per annum, per unit.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Units 1 & 2, Thos Yard comprise two high-quality industrial units, each benefiting from their own private, floodlit yard areas. Security fencing will be added to the perimeter of both units and a concrete roadway is also to be installed.

Unit 1 extends to approximately 2,901 sq ft and will be available from February 2027. The unit benefits from mains water and a three-phase power supply, making it suitable for a range of industrial, leisure, manufacturing, storage and distribution uses. Unit 2 also extends to approximately 2,901 sq ft and is currently under construction, with completion anticipated in Q2 2027. The unit will be fully insulated, providing an improved working environment and enhanced energy efficiency. It will be fitted with kitchen and WC facilities, although there is an opportunity for an incoming occupier to influence the internal fit-out to suit their specific operational requirements.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - Unit 1	2,901	269.51	£14.50 /sq ft	Available
Unit - Unit 2	2,901	269.51	£15 /sq ft	Available
Total	5,802	539.02		

Location

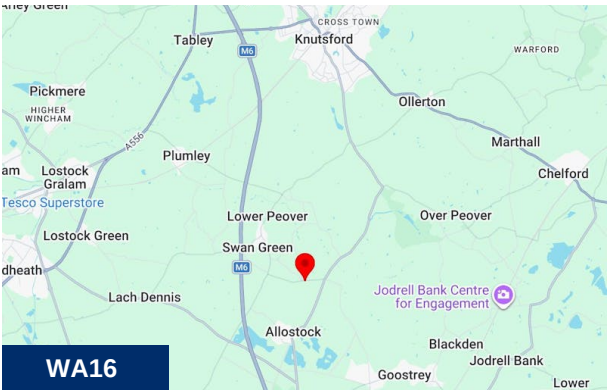
Units 1 & 2 Thos Yard occupy a well-established commercial site on Townfield Lane, Allostock, on the southern fringe of Knutsford. Set in a semi-rural location just off the London Road (A50) corridor, the site offers straightforward road access without town-centre congestion, with the A50/A535 linking directly to Holmes Chapel and Congleton. The motorway network is within easy reach, with M6 Junction 18 approximately 4 miles away and the M56 around 6–7 miles, giving industrial and logistics operators efficient access to Manchester, the North West, and the Cheshire/Staffordshire corridor. Knutsford town centre is roughly 3.5 miles away, and Manchester Airport around 8 miles. Northern services on the Chester–Manchester line, provide convenient rail connections for staff and visitors, complementing the site's strong road-based accessibility for logistics operations.

Viewings

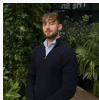
Strictly by appointment only with Sole Agents, Hallams Property Consultants.

Terms

The premises are available Individually or Together, by way of a new effective FRI lease for a term of years to be negotiated.



Viewing & Further Information



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