

# Parkgate Industrial Estate

Montgomery Close, Knutsford WA16 8XL

Warehouse | 2,965 ft<sup>2</sup>



Fully Refurbished



1 loading door



Secure parking area



Ground floor office  
and kitchenette



4.35m eaves height

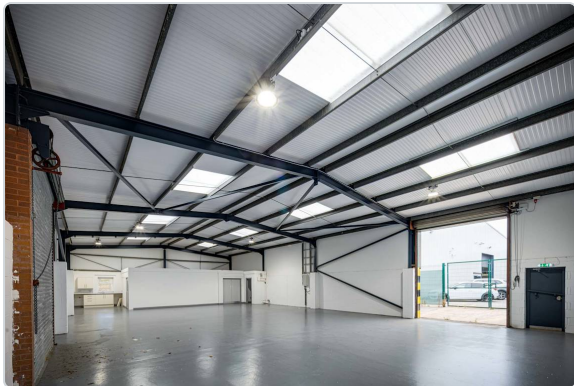


EPC B Rating

Available to Let



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## Description

2,965 sq ft detached workshop which has recently undergone a full refurbishment. Steel portal frame construction with blockwork elevations and profile metal cladding. 4.35m eaves height with 1 loading door and Ground floor office and kitchenette with secure parking area.



## Location

Parkgate Industrial Estate is an established commercial location situated 1 mile north east of Knutsford Town Centre. Knutsford is strategically located, being less than 1.5 miles from Junction 19 of the M6 and can be directly accessed from Northwich Road (A5033). The M56 can be accessed north of Knutsford at Junction 7 via the new A556 link road which recently opened and significantly enhances the accessibility of Knutsford.

## Further information

<b>EPC</b>	<b>Terms</b>	<b>Legal costs</b>
Unit 4 - B	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 4	Warehouse	2,965	Under offer
Total		2,965	

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