



8 Wolfe Close, Parkgate Ind Est,  
Knutsford, Cheshire  
£375,000 for the Freehold

- Mid-terrace industrial unit
- 256.49 sq m (2,761 sq ft)
- Popular industrial estate
- Warehouse and offices
- Good access to motorways and airport
- Excellent investment or owner occupier opportunity

**Approximate distances:**

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

**Viewings and further information:**



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# 8 Wolfe Close, Parkgate Industrial Estate

**FOR SALE**

## Location

Wolfe Close is located close to the beginning of Parkgate Industrial Estate on the outskirts of Knutsford, which is a thriving town with an excellent range of shops, banks, restaurant and bars. There is convenient access to Junction 19 of the M6 motorway, approximately 4 miles away.

Parkgate Industrial Estate is one of the most popular and sought after Estates in this part of Cheshire. Demand for both freehold and leasehold opportunities is high and their supply is at a premium.

## Accommodation

Spacious warehouse or workshop accommodation comprising:

Ground Floor Warehouse and Storage  
First Floor Office and Storage  
Ladies and Gents WC

The total Gross Internal Area available amounts to 256.49 Sq M (2,761 Sq Ft).

The property has been split from the adjoining end unit, number 7, which is also being offered for sale by separate negotiation.

Immediately in front of the unit is a parking area of 3 bays and loading bay with roller shutter door providing access.

## Services

Mains electricity and water. None of the services, fittings or appliances, heating installations, plumbing or electrical systems have been tested by the agents.

## Tenure

The Freehold interest in the property is being offered.

## Rates and outgoing

The current rateable value is £14,250



## Energy Performance Certificate

The current rating is D. A full report is available upon request. The property will need to be re-assessed upon completion of the works.

## VAT

All prices quoted are exclusive of but may be subject to VAT.

## Legal costs

Each party will be responsible for their own professional costs relating to the transaction.

## Directions

From Knutsford take the A537 towards Macclesfield. Turn left at the traffic lights onto Hollow Lane (B5085) and after approximately 1 mile turn left into Parkgate Lane. Wolfe Close is the first road on the right hand side once you have reached the industrial estate.

## Viewings and further information

By strict appointment through agents, Fisher German LLP, tel. no. 01595 757 970, [knutsford@fishergerman.co.uk](mailto:knutsford@fishergerman.co.uk)