

TO LET / FOR SALE

**UNDER REFURBISHMENT
PC DUE DEC 2026**



TAKE A TOUR

WINSFORD 107

ROAD ONE, WINSFORD, CHESHIRE, CW7 3RB

**107,201 SQ FT (9,959 SQ M)
INDUSTRIAL / WAREHOUSE UNIT**

LOCATION

Winsford Industrial Estate is located within Cheshire West approximately 30 miles south west of Manchester city centre, 33 miles south east of Liverpool, 10.5 miles north of Crewe and 16 miles east of Chester.

The estate is accessed via A54 with connections to the M6. The A556 Northwich By-pass leads to Junction 19 of the M6, in addition to Junction 8 of the M56 Motorway approximately 15 miles to the north.

The property is prominently situated on Road One which is main arterial road through Winsford Industrial Estate. The estate spans 380 acres and comprises a total floor area in excess of 6 million sq ft.

Surrounding occupiers include: Tiger Trailers, Gregory Distribution. Mitras Automotive, Henkel, Jiffy Packaging and Martin Dawes.

DRIVE TIMES	MILES	TIME
Crewe	11	30 mins
Manchester	25	40 mins
Liverpool	36	55 mins
Warrington	20	35 mins
Birmingham	65	80 mins



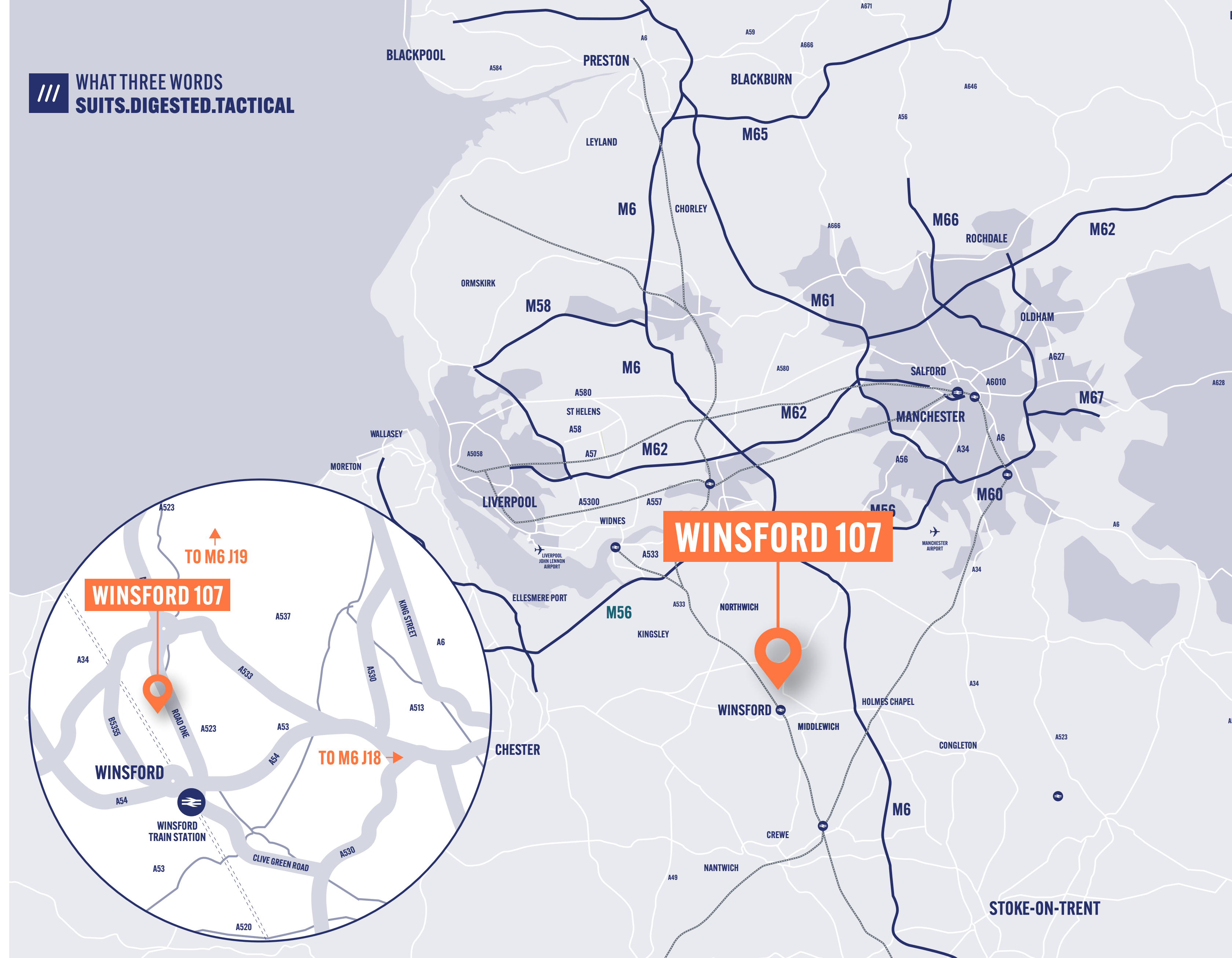
SAT NAV: CW7 3RB



5 MILES FROM JUNCTION 18 (M6)



WHAT THREE WORDS
SUITS.DIGESTED.TACTICAL

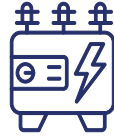




ACCOMMODATION / DESCRIPTION

	Sq ft
Ground	101,799
First floor offices	4,404
Mezzanine	1,008
TOTAL	107,201

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CLEAR INTERNAL EAVES HEIGHT OF 11.4 METRES
- 

CAPACITY UP TO 4 MVA
- 

SINGLE BAY, STEEL PORTAL FRAME CONSTRUCTION
- 

PITCHED METAL OVERCLAD ROOF, INCORPORATING TRANSLUCENT PANELS
- 

8 LEVEL ACCESS DOORS
5 TO SIDE ELEVATION, 3 TO FRONT ELEVATION
- 

1 X 20-TONNE CAPACITY CRANE SYSTEM
2 X 10-TONNE CAPACITY CRANE SYSTEM
1 X 5-TONNE CAPACITY CRANE SYSTEM
- 

OFFICE ACCOMMODATION AT GROUND AND FIRST FLOOR LEVEL




**107,201 SQ FT
IN TOTAL**

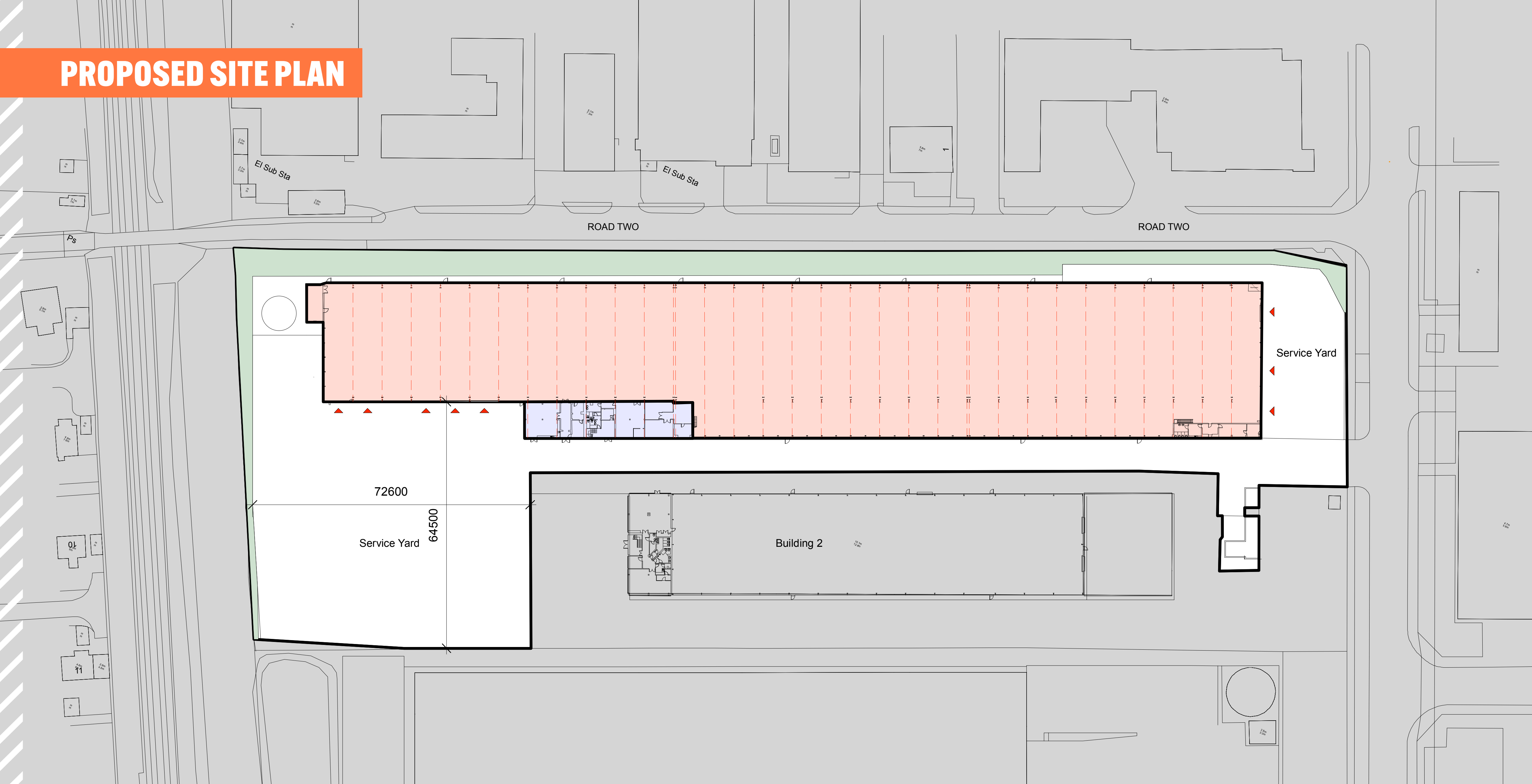

**11.4M
EAVES HEIGHT**


**4 MVA
POWER**


**64M
YARD DEPTH**


**1.4 ACRES
YARD AREA**

PROPOSED SITE PLAN







TENURE

The site is held freehold. Title number: CH143629

TERMS

The property is available either leasehold or freehold.
The quoting terms are available upon application to the joint agents.



ANTI MONEY LAUNDERING

Under Money Laundering Regulations, we are obliged to verify the identify of a proposed purchaser/ tenant once a sale/ letting has been agreed. 2 forms of ID and proof of funds will be required to satisfy our checks.

VAT

All prices, premiums and rents are quoted Exclusive of VAT at the prevailing rate.

EPC

The property has an EPC rating of “B” and will be re-assessed following refurbishment.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING / FURTHER INFORMATION

Further information is available, as well as arrangements for viewings, which will be strictly by arrangement through the agents.



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