

TO LET / FOR SALE

**UNDER REFURBISHMENT
PC DUE DEC 2026**



TAKE A TOUR

WINSFORD 105

ROAD ONE, WINSFORD, CHESHIRE, CW7 3RB

**105,000 SQ FT (9,755 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**

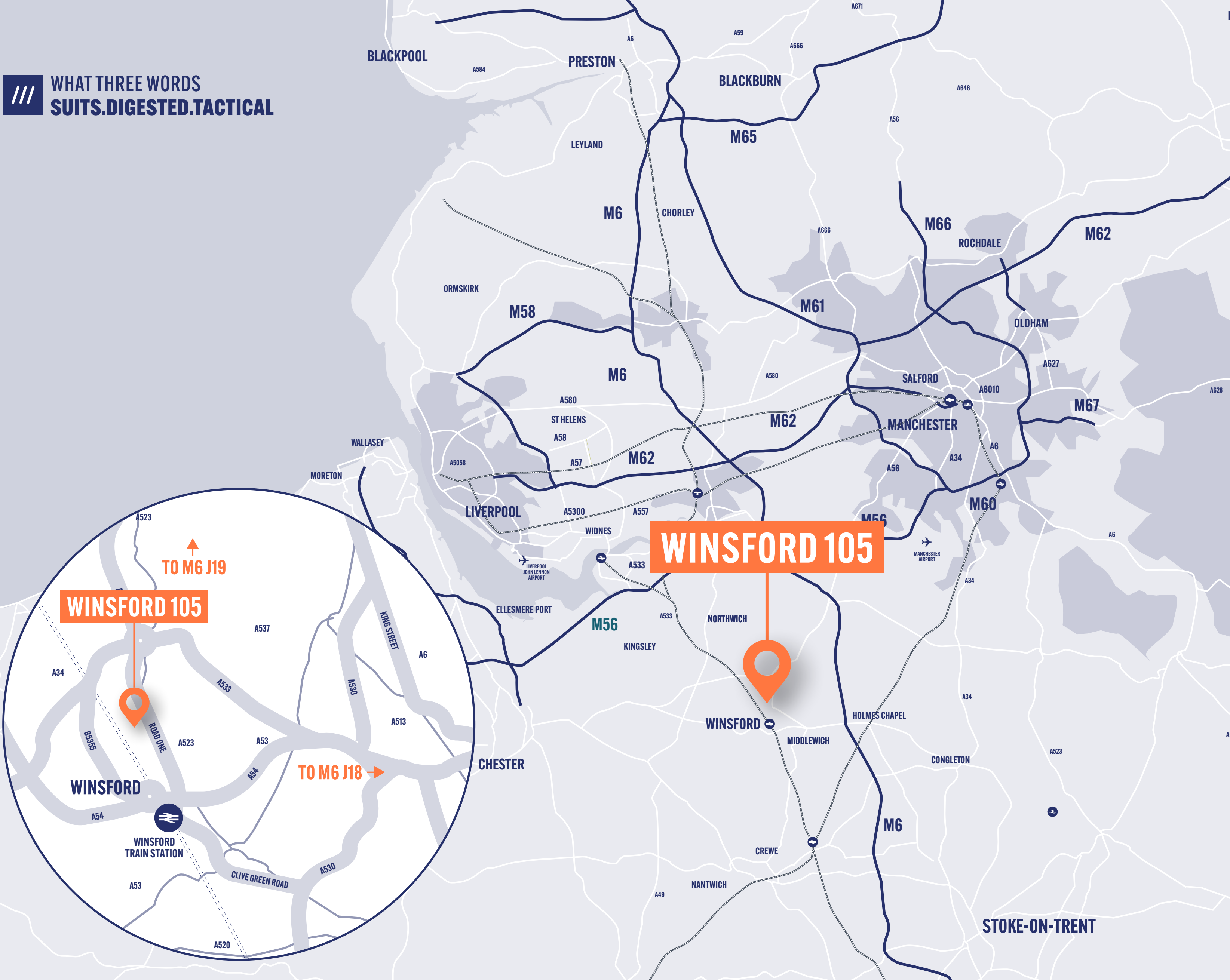


5 MILES FROM JUNCTION 18 (M6)

WINSFORD 105 ROAD ONE, WINSFORD, CHESHIRE, CW7 3RB



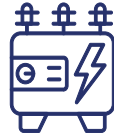
WHAT THREE WORDS
SUITS.DIGESTED.TACTICAL



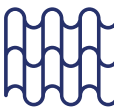


ACCOMMODATION / DESCRIPTION

- 

CLEAR INTERNAL EAVES HEIGHT OF 11.4 METRES
- 

CAPACITY UP TO 1.2 MVA
- 

SINGLE BAY, STEEL PORTAL FRAME CONSTRUCTION
- 

PITCHED METAL OVERCLAD ROOF, INCORPORATING TRANSLUCENT PANELS
- 

8 LEVEL ACCESS DOORS
- 

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





105,000 SQ FT
IN TOTAL



11.4M
EAVES HEIGHT



4 MVA
POWER

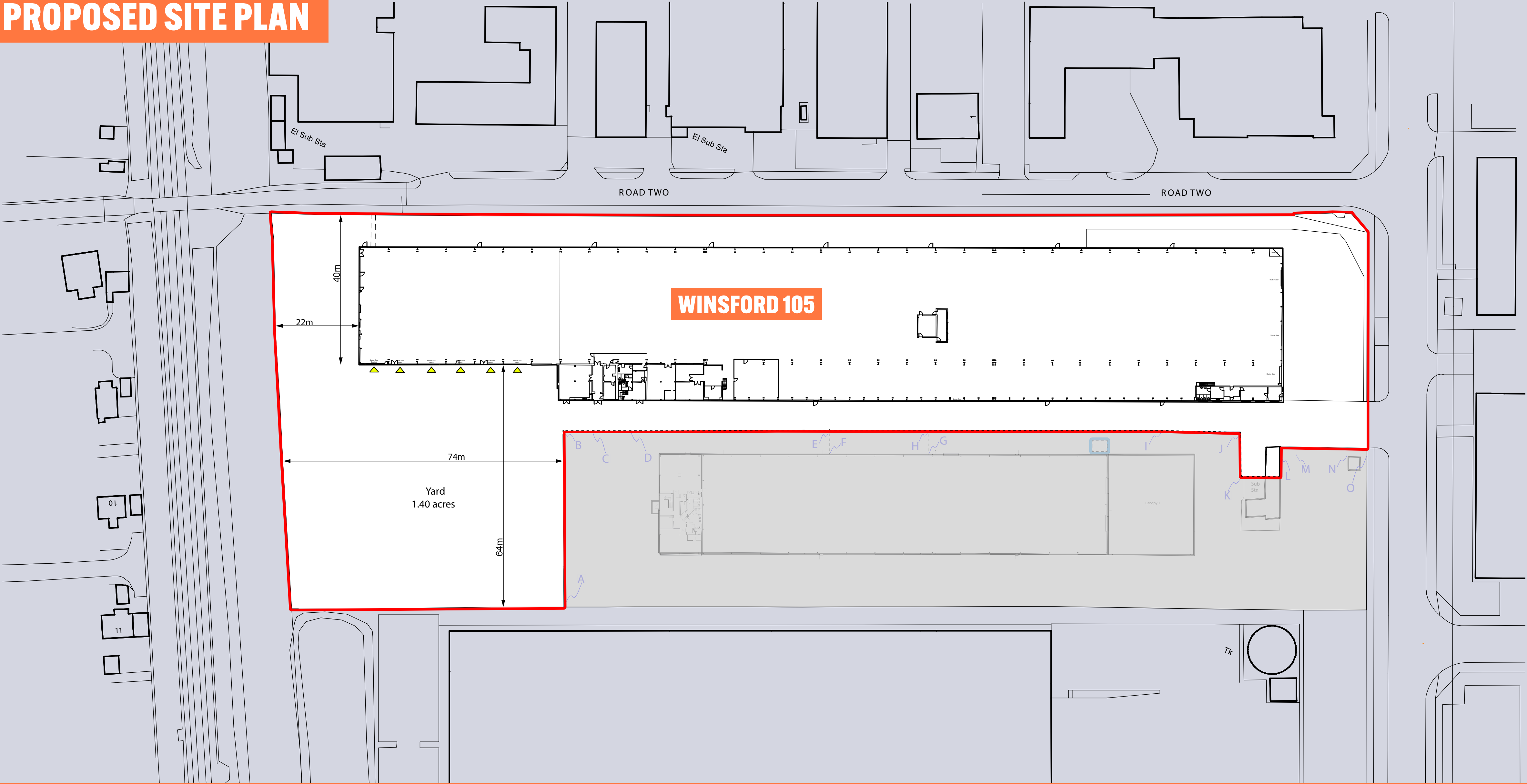


64M
YARD DEPTH



1.4 ACRES
YARD AREA

PROPOSED SITE PLAN



SCOPE OF WORKS

The landlord is undertaking the following refurbishment works:

- Recladding of all elevations
- Demolition of the additional warehousing to the rear elevation
- Demolition of part of the external offices
- Repair and make good concrete yard
- Insert 4x roller shutter doors to side elevation onto the yard.
- Insert 3x new roller shutter doors to the front elevation

The works have commenced and are set to complete by December 2026







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”.

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.



Rob Tilley
07973 622 837
Rob.tilley@knightfrank.co.uk



Ben Lamont
07969 621 010
benlamont@spitfireproperty.co.uk



Matt Pochin
07831 445 009
mattpochin@legatowen.co.uk



Tandem Investments
Suite FF.06, STOK, 43 – 59 Prince’s Street, Stockport SK1 1RX

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