

TO LET / FOR SALE

UNDER REFURBISHMENT

SOLD



TAKE A TOUR

WINSFORD 121

ROAD ONE, WINSFORD, CHESHIRE, CW7 3RB

121,790 SQ FT (11,315 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**

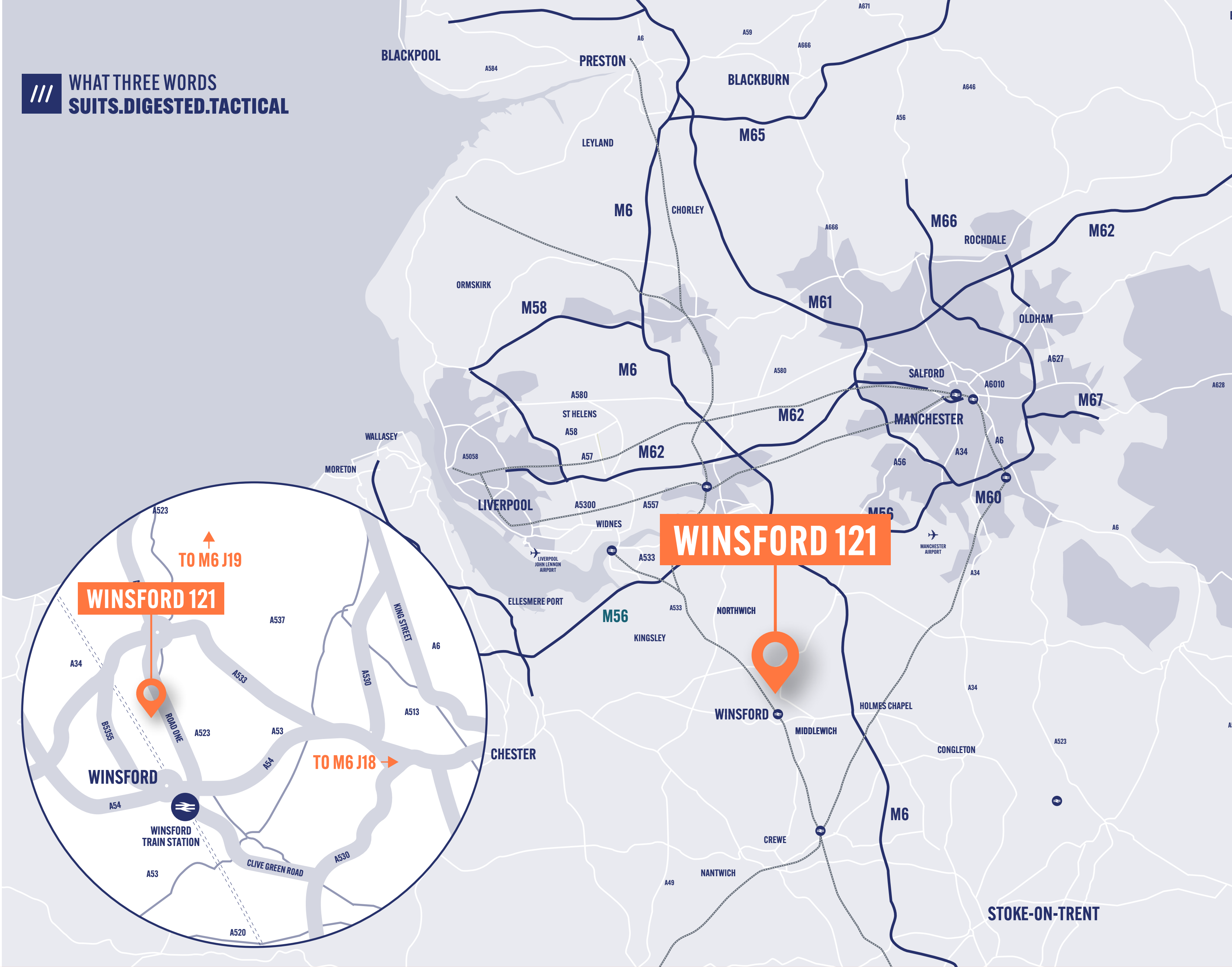


5 MILES FROM JUNCTION 18 (M6)

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WHAT THREE WORDS
SUITS.DIGESTED.TACTICAL





ACCOMMODATION

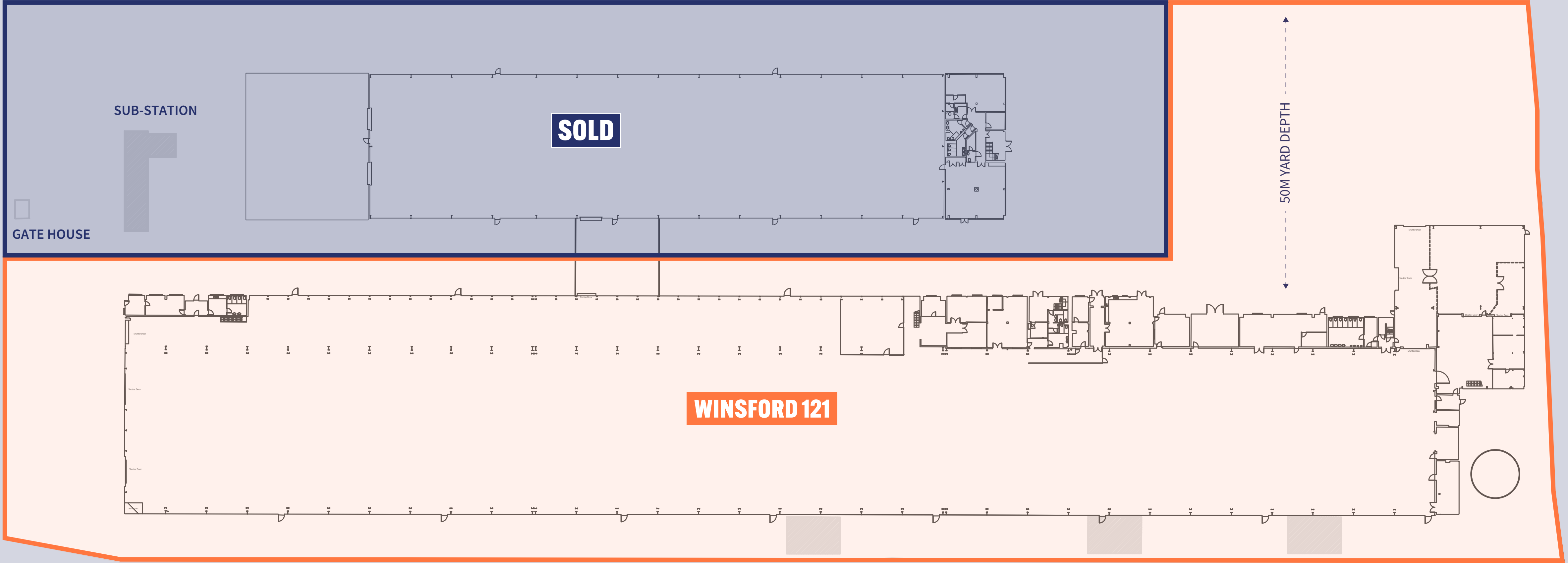
	Sq m	Sq ft
Ground	10,474	112,745
First floor	668	7,192
Mezzanine one	94	1,008
Mezzanine two	79	845
TOTAL	11,315	121,790



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SITE PLAN



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



THREE LOADING 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



SINGLE STOREY WAREHOUSE EXTENSION WITH 2X LOADING DOORS TO THE REAR ELEVATION

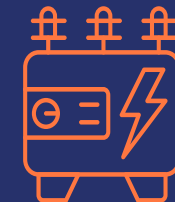
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SCOPE OF WORKS

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 are set to complete by December 2026



1.2 MVA





TENURE

The site is held freehold. Title number: CH143629

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TERMS

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

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DATAROOM

Please register your interest with the joint agents for access to the dataroom.

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.



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