

Thorn House

Road One, Winsford, CW7 3PZ

BC REAL
ESTATE



TO LET

33,126 SQ FT
(3,077.51 SQ M)

A modern detached high
bay warehouse

- 9.6metre eaves
- 2 level access doors
- 2 dock loading doors
- Good quality offices, which have WCs, kitchen and meeting rooms
- 10% roof lights

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Summary

Available Size	33,126 sq ft / 3,077.51 sq m
EPC	Upon enquiry

Description

The property is a modern detached steel portal frame warehouse with the following specification:

- 9.6m eaves
- 9m to the underside of the haunch
- Warehouse WC's
- Mostly LED lighting, with some sodium lighting to the warehouse
- Separate car parking to the yard
- 2 level access doors (one in the car park and the other up a service ramp in the yard, which can only be accessed by a forklift)
- 2 dock doors
- 10% roof lights
- Good quality offices, which have WCs, kitchen and meeting rooms

Location

The property is situated on the corner of Road one and Road Three, Winsford Industrial Estate.
Winsford Industrial Estate is extremely well established and is home to some well known occupiers such as Howard Tenens, Warehouse One Distribution, Advanced Medical Solutions, Iveco, Tiger Trailers and Jiffy Packaging.

The Estate is situated one-mile east of Winsford town centre, just off the A54 Middlewich Road, with access to the M6 at Junction 19 (11 miles to the North East) and Junction 18 (5 miles to the South East).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	33,126	3,077.51	Available
Total	33,126	3,077.51	

Viewings & Further information



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