

**TO LET**

# WINSFORD 121

ROAD ONE, WINSFORD, CHESHIRE, CW7 3RB

**121,790 SQ FT (11,315 SQ M)**  
**INDUSTRIAL / WAREHOUSE UNIT**



**TAKE A TOUR**

# 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.

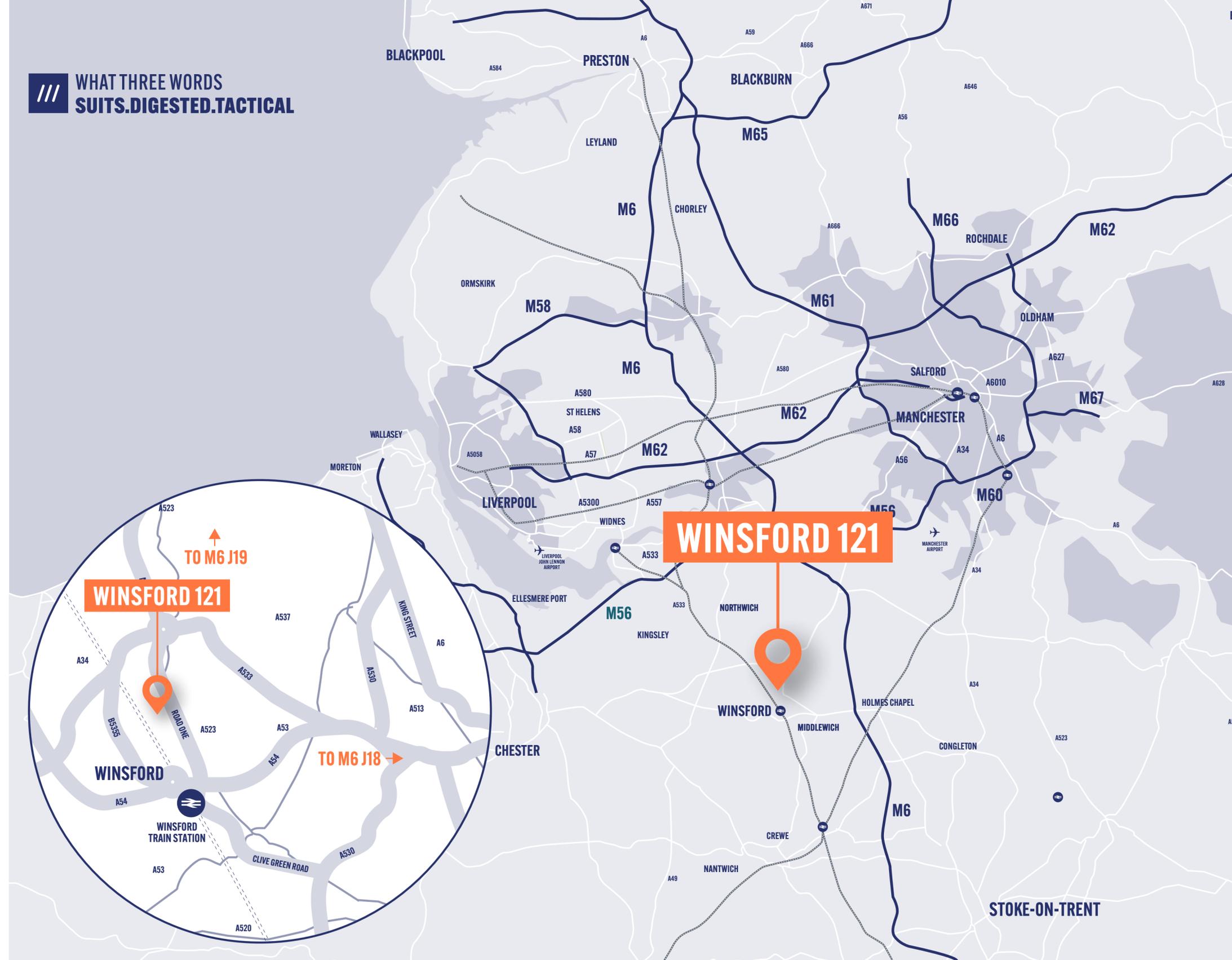
Surrounding occupiers include: Tiger Trailers, Gregory Distribution, Mitras Automotive, Henkel, Jiffy Packaging and Martin Dawes.

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**





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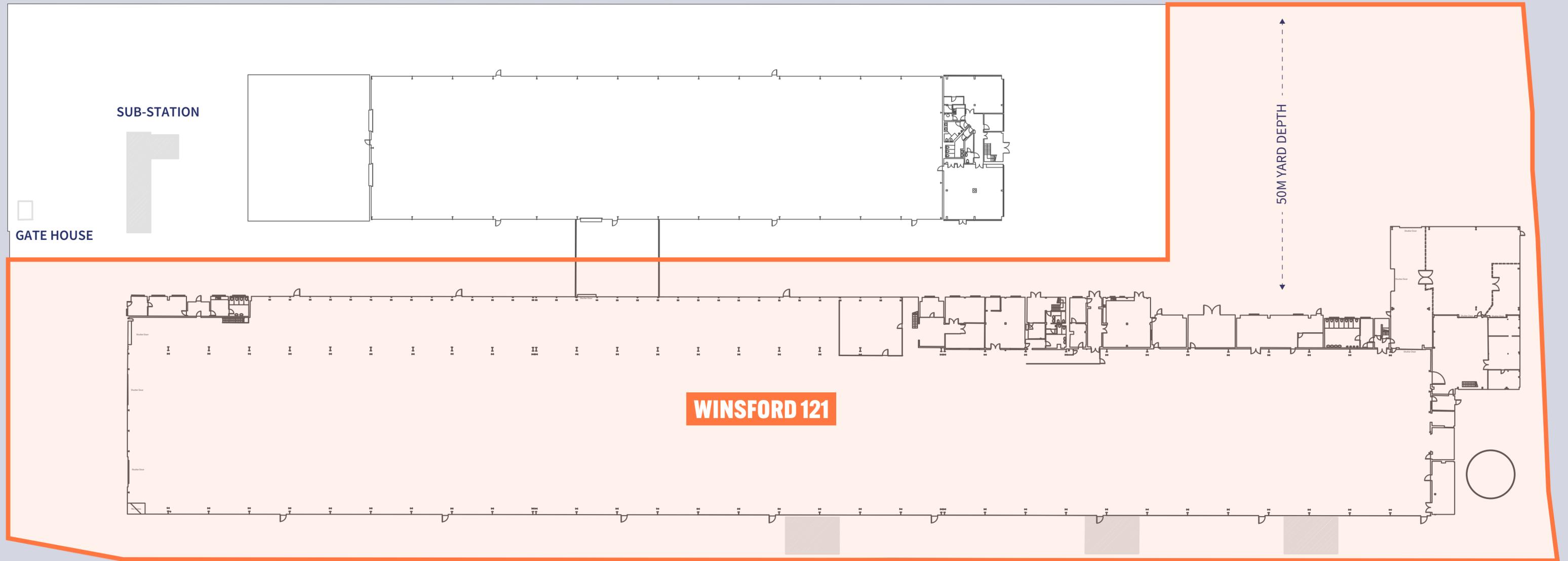
# ACCOMMODATION

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



  
**121,790 SQ FT  
IN TOTAL**

# SITE PLAN



## DESCRIPTION



CLEAR INTERNAL EAVES HEIGHT OF 11.4 METRES



CAPACITY UP TO 3.2 MVA



SINGLE BAY, STEEL PORTAL FRAME CONSTRUCTION



PITCHED METAL OVERCLAD ROOF, INCORPORATING TRANSLUCENT PANELS



THREE LOADING DOORS



20-TONNE CAPACITY CRANE SYSTEM



OFFICE ACCOMMODATION AT GROUND AND FIRST FLOOR LEVEL



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



3.2 MVA





## TENURE

The site is held freehold. Title number: CH143629

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## TERMS

The property is available to rent on a term to be agreed.  
The quoting rent is **£610,000 per annum** (exclusive of VAT)  
reflecting **£5.00 per sq ft**.

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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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