

**fisher
german**

Unit 9 Pineapple Park

Road One, Winsford Industrial Estate, Cheshire, CW7 3PR

Leasehold
Industrial / Warehouse Unit

4,740 Sq Ft (440.4 Sq M)



To Let | £40,000 per annum

Location

Pineapple Park is located off Road One on Winsford Industrial Estate. Road One links with the A54 Middlewich Road, providing direct access to J18 of the M6. Winsford Industrial Estate is an established industrial location which is home to a number of major occupiers.

Address: Unit 9 Pineapple Park, Road One Winsford Industrial Estate, CW7 3PR

What3words: [///chart.edges.soaps](https://www.what3words.com////chart.edges.soaps)

Locations

M6 Motorway: 4.5 miles

Crewe: 9 miles

Warrington: 20 miles

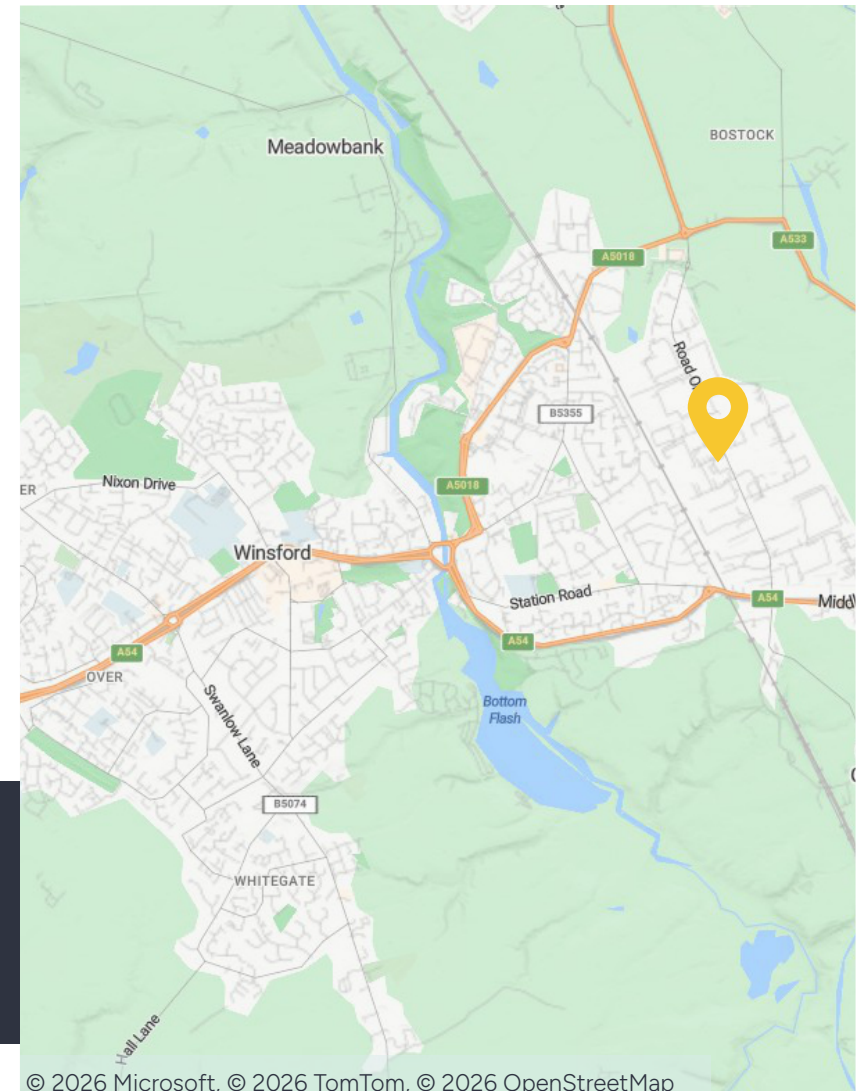
Manchester: 25 miles

Nearest station

Winsford Train Station: 0.8 miles

Nearest airport

Manchester Airport: 20 miles





Key information



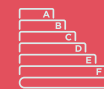
Rent
£40,000
per annum



Service Charge
£0.70 per sq ft



Rates Payable
£12,528
per annum



EPC
Rating: C

Description

The property comprises a steel portal frame mid-terrace industrial unit with brick and profile metal clad external elevations. The roof is pitched with profile sheeting incorporating translucent roof panels. The unit LED lighting, an electronically operated sectional up and over loading door and integral office and WC facilities.

Amenities



3 Phase
Power



4.8m eaves
height



Level Access
Doors



24/7 Access



Refurbished

Further information

Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £40,000 per annum.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £29,000

Estimated Rates Payable £12,528 per annum

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate areas comprise:

Accommodation	Sq Ft	Sq M
Warehouse	4,566	424.2
Office	174	16.2
Total	4,740	440.4



Further information

Services

Mains water, drainage and 3-phase power are connected. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is C.

Service Charge

A service charge of £0.70 psf is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



David Newman

0161 214 4664

david.newman@fishergerman.co.uk



Erica Saxon

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Particulars dated September 2026. Photographs dated June 2026.



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