

W105

ROAD ONE, WINSFORD CW7 3RL

TO LET
105,757 SQ FT
(9,825 SQ M)

- Available Immediately
- Modern detached unit
- 14.2m eaves height
- Road One Industrial Estate
- Fitted building



LOCATION

AERIAL

DESCRIPTION

EXPANSION LAND

ACCOMMODATION

DEMOGRAPHICS

FURTHER INFORMATION



LOCATION

Situated on the well established Winsford Industrial Estate the unit benefits from good motorway access with J8 of the M6 approximately 5 miles distant via A54. The A556 Northwich by-pass leads to J19 of the M6 some 9 miles to the north east which in turn leads to the J10 of the M56 (M56/M6 intersection) some 5 miles north with M6/M62 a further 5 miles to the north.

Winsford Industrial Estate is home to occupiers such as:



Situated approximately 1 mile from Winsford town centre and the railway station the estate benefits from good public transport access.

The Estate is benefitting from a major new development which with additional amenities such as a petrol station, roadside and retail outlets being proposed.



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DESCRIPTION

Modern detached single storey unit of steel portal frame construction, profile metal cladding and ancillary offices built in 2004. The unit benefits from the following:

- 14.2m eaves height
- 12 dock level loading doors
- 2 level access loading doors
- 50kN/sq m floor loading
- Sprinklers
- Lighting and heating in warehouse
- Fully fitted two storey offices
- Concrete surface yard
- Gated secure facility
- 90 marked car parking spaces
- 1.8 acres of Expansion land/additional yard area
- Racking in situ

ESG

- Targeting Net Zero Carbon Development
- EPC rating of 'A' expected
- 204kWp of Solar PV
- 12nr 7kW Electric Car Charges with capacity to extend
- LED lighting to Offices and Amenities
- Air-conditioned Office spaces via Air Source Heat Pumps
- Mechanical Heat recovery ventilation



EXPANSION LAND

1.8 ACRES OF
EXPANSION LAND /
ADDITIONAL YARD AREA



ACCOMMODATION

The property provides the following floor area measured on a GIA basis:

	SQ FT	SQ M
Warehouse	99,957	9,286
Two Storey offices	5,800	539
TOTAL	105,757	9,825

Total site area extending to 6.28 acres (2.54 ha) providing a low site coverage of 38%.



DEMOGRAPHICS

The site is close to major urban centres and benefits from the following population catchments:



718,325

population within
30 mins drive



6.7M

population within
60 mins drive



20.5M

population within
90 mins drive

LOCATION

AERIAL

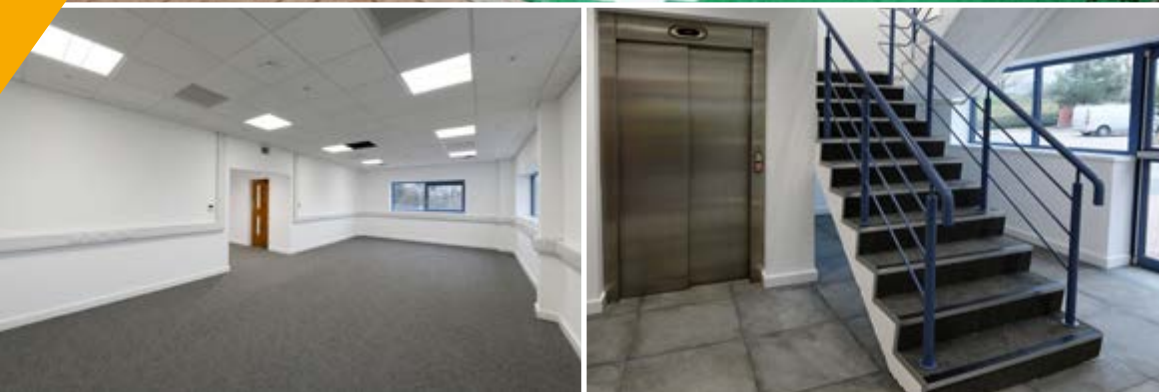
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RV

We understand the unit has a Rateable Value of £570,000.

PLANNING

The property is situated in an Allocated Employment area and benefits from planning permission of B2 and B8 Uses.

TENURE

The property is available by way of a new full repairing and insuring lease.

RENT

Upon Application.

EPC

The property has an expected EPC rating of A. A full certificate can be provided upon request.

VAT

We understand that VAT is payable on all outgoings.

VIEWING/INSPECTION

Please contact:

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