



ROAD FIVE  
WINSFORD CW7 3QY

UNIT 2

60,547 SQ FT

6,097 SQ M

TO LET INDUSTRIAL/  
WAREHOUSE UNIT

UNDER  
REFURBISHMENT



ACCESS TO THE M6 VIA  
JUNCTIONS 18 AND 19



SINGLE STOREY OFFICE



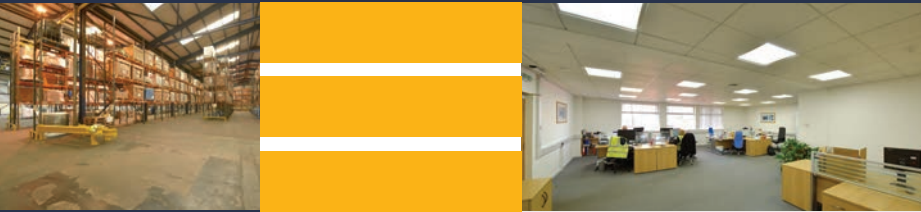
SUBSTANTIAL CAR  
PARKING



EAVES HEIGHT



8NO. LEVEL ACCESS  
DOORS



Site Size:  
2.45 acres

ACCESS ROAD

SERVICE YARD

OFFICES

WAREHOUSE

\*Drawing post refurbishment

## Accommodation

Industrial/Warehouse	55,047 SQ FT	5,114 SQ M
GF Office	5,550 SQ FT	511 SQ M
Total G.I.A	60,547 SQ FT	6,097 SQ M

## Description



Steel Frame  
Industrial Unit



8no. Level Access  
Doors



7.23 M

Eaves Height of  
7.23m.



Car Parking for 73  
Cars



Single Storey Office



Covered Loading  
area



50mm Gas pipe  
providing 200m<sup>3</sup>/hr  
at 2 Bar



Electricity supply of  
500kVA



# TO LET INDUSTRIAL/WAREHOUSE UNIT

## 60,547 SQ FT 6,097 SQ M

### Location

The premises are located on Road Five within Winsford Industrial Estate.

The Estate is situated approximately one mile east of Winsford Town Centre, accessed off the A54 Middlewich Road.

The Estate has excellent access to the M6 at Junction 19 approximately 10 miles to the north east (via the A533/A556) and Junction 18 approximately 5 miles to the south east (A54).



5 Mile/12 Mins  
to M6 J18



SAT NAV  
CW7 3QY



### Drive times

Manchester	25 Miles	45 Minutes
Liverpool	36 Miles	55 Minutes
Warrington	20 Miles	35 Minutes
Stoke-on-Trent	24 Miles	40 Minutes
Birmingham	65 Miles	80 Minutes



SITUATED APPROXIMATELY  
1 MILE FROM WINSFORD  
TOWN CENTRE AND  
RAILWAY STATION



207,180 Working  
Age Population in  
Cheshire West





# TO LET INDUSTRIAL/WAREHOUSE UNIT 60,547 SQ FT 6,097 SQ M

Winsford Industrial Estate has grown to a significant regional employment location with major manufacturing and distribution facilities on the Estate.



## TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

## RATEABLE VALUE

The property has a rateable value of £138,175.

## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own costs in relation to any transaction.

## EPC

An EPC is available upon request

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint letting agents.

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