

**Unit 1, Road Four
Winsford Industrial Estate
Winsford
Cheshire CW7 3QN**



**Prominent Industrial / Trade Counter Unit
Corner Frontage onto Roads One & Four**

Totalling 9,245 sq. ft (859 m²) approx.;
plus mezzanine c.1,590 sq. ft (148 m²)

Location:

The property is prominently located at the junction of Road One with Road Four on this well-established industrial estate.

Winsford Industrial Estate is located in the heart of Cheshire offering excellent transport links with the M6 motorway and major A-roads linking the estate with Merseyside, Chester and North Wales; it is the UK's first Green Business Park and has benefitted from significant environmental improvements (Source: Cheshire West & Chester Council).

Situation:

A modern unit of steel portal frame construction having eaves of c.22'8" (6.9 metres), incorporating integral 2-storey offices to the front; there is an external parking / yard area. It has an overall site area of approximately 0.58 acre (0.24 hectare). Please note that the adjoining occupier has a right of way on foot and with or without vehicles to access the rear of their own premises, subject to contributing towards the cost of maintenance and repair according to use.

Accommodation:

Offices -

2 storey: 2,360 sq. ft (219 sq.m)

Industrial /

Warehouse: 6,885 sq. ft (640 sq. ft.)

Total: 9,245 sq. ft (859 sq.m)

Mezzanine: 1,590 sq. ft (148 sq.m)

Rateable Value: £39,250

2023/2024 51.1p

EPC: Rating D (90).

Lease: Terms:

The unit is available to let on a new effectively FRI lease for a term to be agreed, incorporating periodic "upward only" rent reviews.



Inspection:

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SUBJECT TO LEASE

JGF/VGM/FEB2023

Rent: £70,000 pa.

Legal Costs:

Each party is to be responsible for payment of their own legal costs.

VAT:

Not applicable.

