

# TO LET



GERALDEVE

0161 259 0450  
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**LegatOwen**  
CHARTERED SURVEYORS

01244 408200  
legatowen.co.uk



**INDUSTRIAL UNIT - 13,548 SQ FT (1,258.64 SQ M)**

**UNIT 14, ARTIS PARK, ROAD ONE, WINSFORD, CW7 3SE**

# UNIT 14, ARTIS PARK, ROAD ONE, WINSFORD, CW7 3SE

## SPECIFICATION

Prominently located on Winsford Industrial Estate.

- New build industrial unit
- High quality specification & finished unit
- 8m clear eaves height
- Minimum 35 K/N per m2 floor loading
- Electric roller shutter door
- Features partially glazed frontages
- First floor office accommodation
- 25m deep yard areas
- Undercroft for future fitout
- Dedicated car parking

Other local occupiers comprise of Screwfix, ToolStation, British Red Cross, City Plumbing and Ross Care.

The accommodation extends to approximately **1,258.64 sq m (13,548 sq ft)** (Gross Internal Area) in total.

## TERMS

Lease Term to be agreed.

## RENT

The rent is £135,500 per annum. Plus VAT.

## RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

## SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common areas.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A.

## PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## VIEWING

By prior appointment through the joint agents,  
Legat Owen -

Matt Pochin - 01244 408205  
mattpochin@legatowen.co.uk

Gerald Eve -

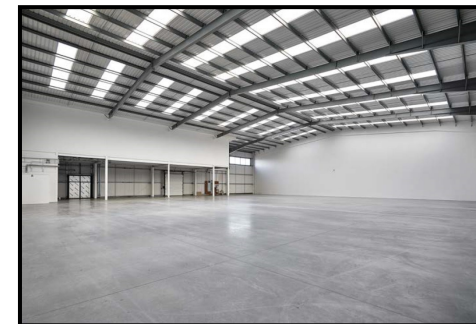
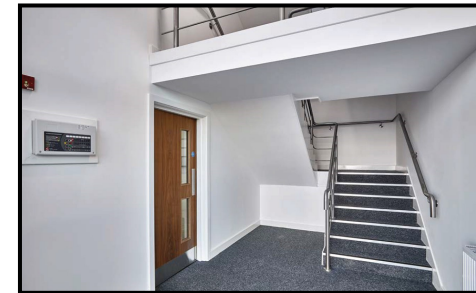
Jason Print - 0161 259 0475  
jprint@geraldeve.com

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

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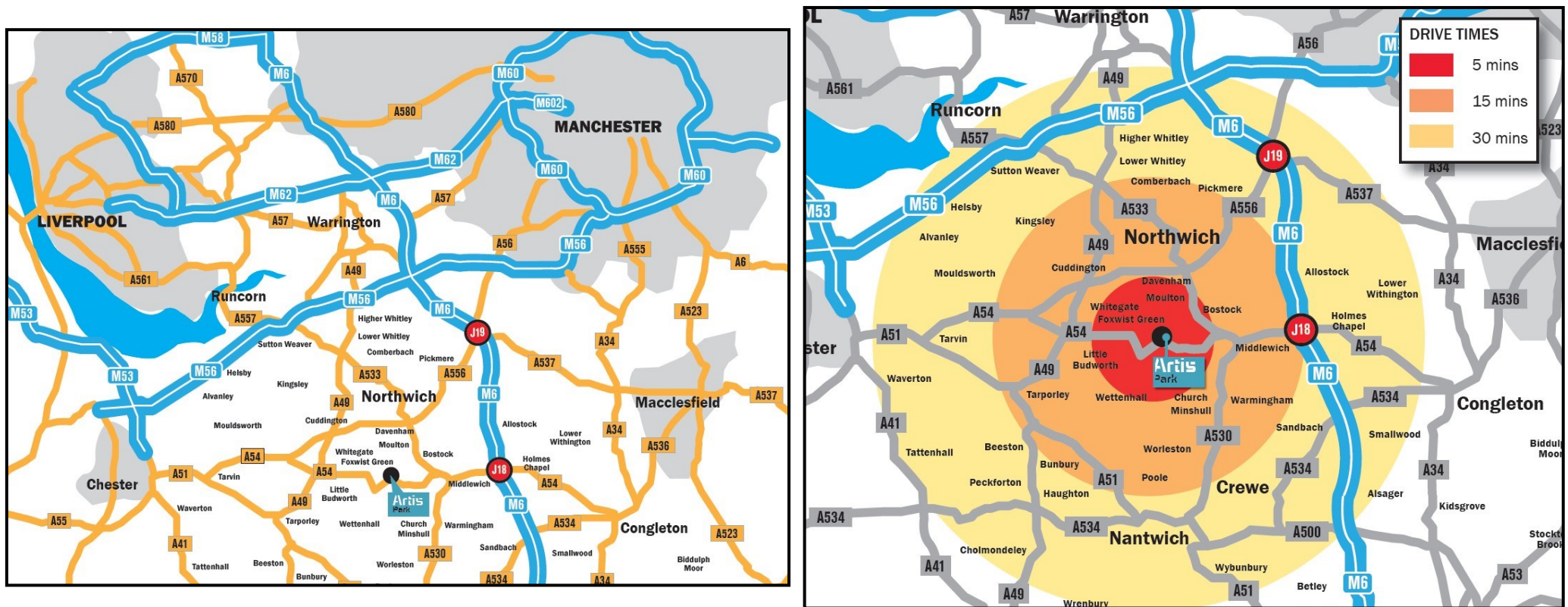


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## LOCATION

Located in the heart of Cheshire 17 miles from Chester, 28 miles from Manchester and 30 miles from Liverpool. The M6 motorway (J18 & 19) is just six miles to the east giving easy access to all parts of the UK. There are convenient rail links nearby. Winsford Station is part of the West Coast Main Line and includes direct links to some of the key national hubs on the UK rail network.

Winsford Industrial Estate is the UK's first Green Business Park and has benefitted from significant environmental improvements. Winsford was also the first estate in the UK to become a Business Improvement District.





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: **SEPTEMBER 2022**