

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk



MODERN INDUSTRIAL BUILDING WITH OPEN PLAN OFFICES - 8,102 SQ FT

UNIT 5, PREMIER PARK, ROAD ONE, WINSFORD, CHESHIRE, CW7 3PR

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DESCRIPTION

The premises are constructed of a twin span steel frame with flat panel insulated cladding and fully lined elevations and roof.

The park is securely fenced and surrounded by a private perimeter estate road giving access to individual entrances, loading area, together with extensive vehicle parking.

- High quality cladding system
- Extensive car parking
- 30 KN per sq m of floor loading
- High specification offices, reception, WC and kitchen
- Up and over access doors - 4m by 3.5m
- Eaves height to underside of haunch 3.75m and 5.75m to apex
- High level sodium and strip lighting
- Loading to the front of the unit
- 3 phase power and gas supply

ACCOMMODATION

The accommodation extends to approximately 752.72 sq m (8,102 sq ft) (gross internal area) in total, and is divided as follows:

	GIA Sq M	GIA Sq Ft
Offices	120.87	1,301
GIA	752.72	8,102

RENT

The rent is £60,000 per annum plus VAT. Rent is payable quarterly in advance by Direct Debit.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

BUSINESS RATES

The property has a rateable value of £34,000. Therefore rates payable will be in the order of £17,340.

SERVICE CHARGE

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

The service charge includes security and the upkeep of the external fabric of the unit.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

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

CBRE Manchester -

James Berry - 07779 151407
james.berry@cbre.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.

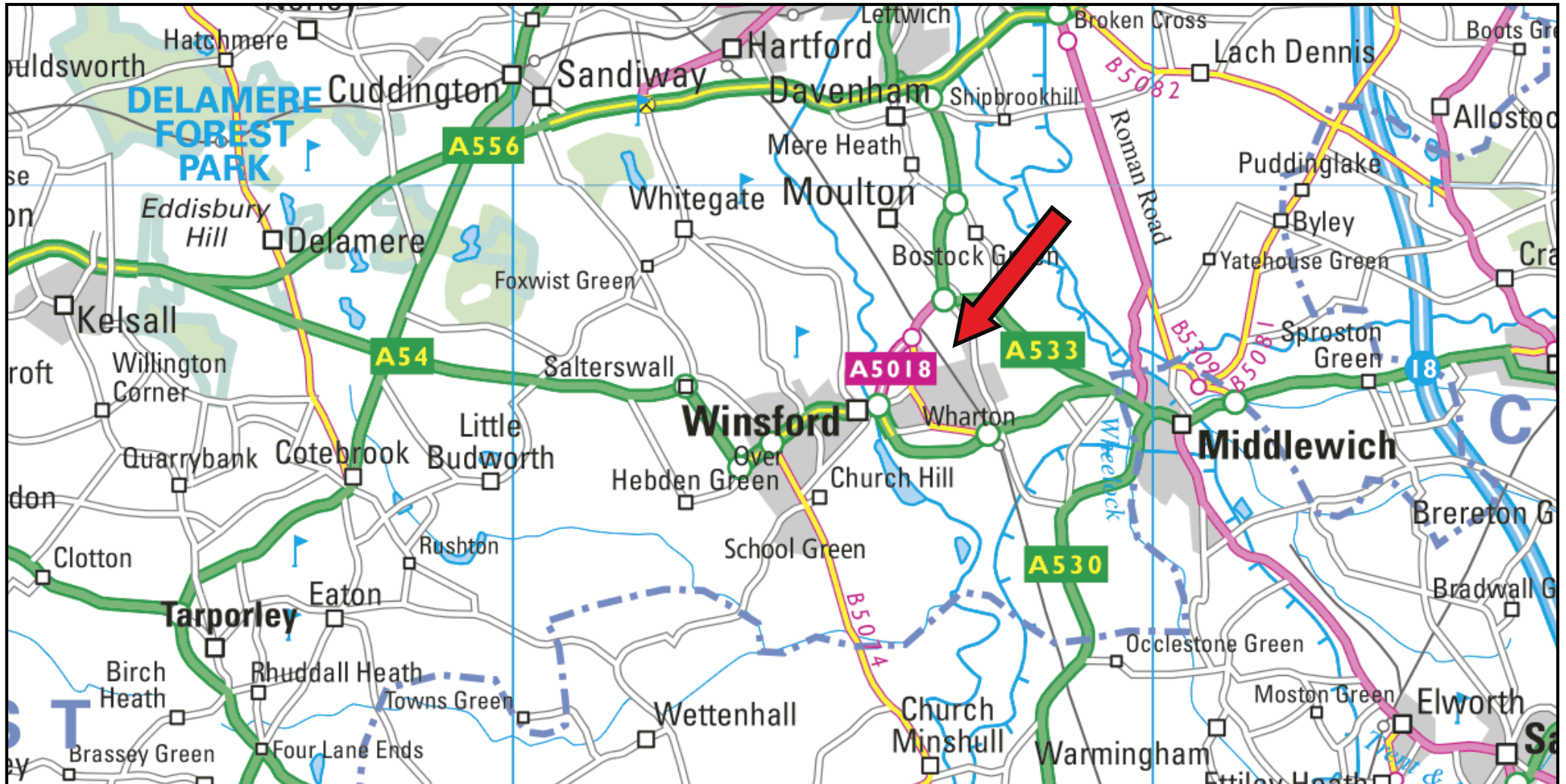


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LOCATION

Premier Park fronts Road One of the Winsford Industrial Estate. The southern end of Road One links with the A54 Middlewich Road, which in turn provides access to the M6 motorway at Junction 18. Alternatively, at the northern end of Road One, the A533 provides access to the A556 Northwich by-pass which links to Junction 19 of the M6 motorway.





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: **JULY 2022**