

# TO LET

11,381 sqft  
1,057 sqm



UNIT 16 PREMIER PARK, WINSFORD INDUSTRIAL ESTATE, WINSFORD, CW7 3PH  
MODERN INDUSTRIAL WAREHOUSE WITH SECURE YARD AND SEPARATE DEDICATED PARKING

**CBRE**

+44 (0)161 455 7666  
[www.cbre.co.uk](http://www.cbre.co.uk)

**LegatOwen**  
CHARTERED SURVEYORS

**01244 408200**  
[legatowen.co.uk](http://legatowen.co.uk)

## DESCRIPTION

The unit is a modern detached facility with prominence on to Road One. The unit is built to a high specification with the added benefit of a low site coverage, allowing for extensive car parking, a large dedicated yard and trailer parking.

Premier Park is securely fenced and surrounded by a perimeter private estate road, giving access to individual entrance / loading areas, together with extensive external vehicle parking space.

The unit benefits from:-

- Steel portal frame
- Two level access doors
- High level sodium lighting
- High quality insulated cladding system
- Extensive car parking
- Secure site
- Dedicated yard
- 37.5Kn per sq m floor loading
- 6.20m to underside of haunch
- Feature entrance, with attractive office and welfare facilities



## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Warehouse	881.82	9,491
Offices/Welfare	150.5	1,620
Mezzanine Office	25.08	270
<b>TOTAL</b>	<b>1,057</b>	<b>11,381</b>



## CONTACT

MATT POCHIN - 01244 408205 / mattpochin@legatowen.co.uk  
HARRIET SHAKESHAF - 01270 621005 / harrietshakeshaft@legatowen.co.uk

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JAMES BERRY - 0161 233 5490 / james.berry@cbre.com

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## TERMS

The property is available leasehold.

## RENT

Based upon £7.75 per sq ft per annum (£88,000 per annum).

## RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

## BUSINESS RATES

The property has a rateable value of £48,750.  
Therefore rates payable will be in the order of £24,326.

## ENERGY PERFORMANCE CERTIFICATE

The property is undergoing an EPC check.

## 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.

## 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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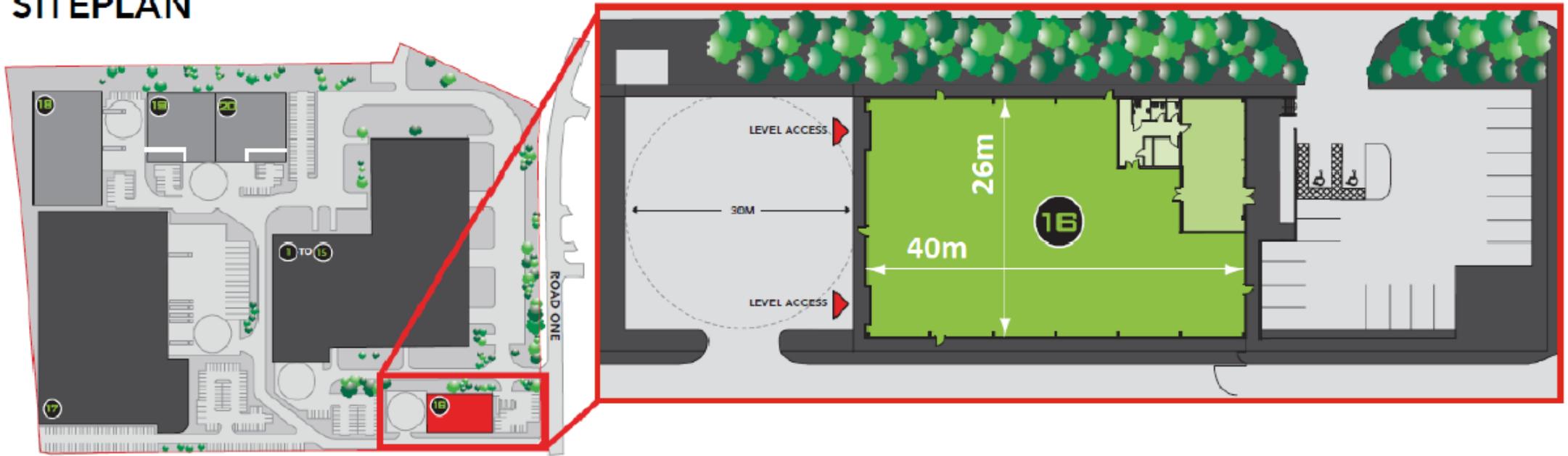
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# SITEPLAN



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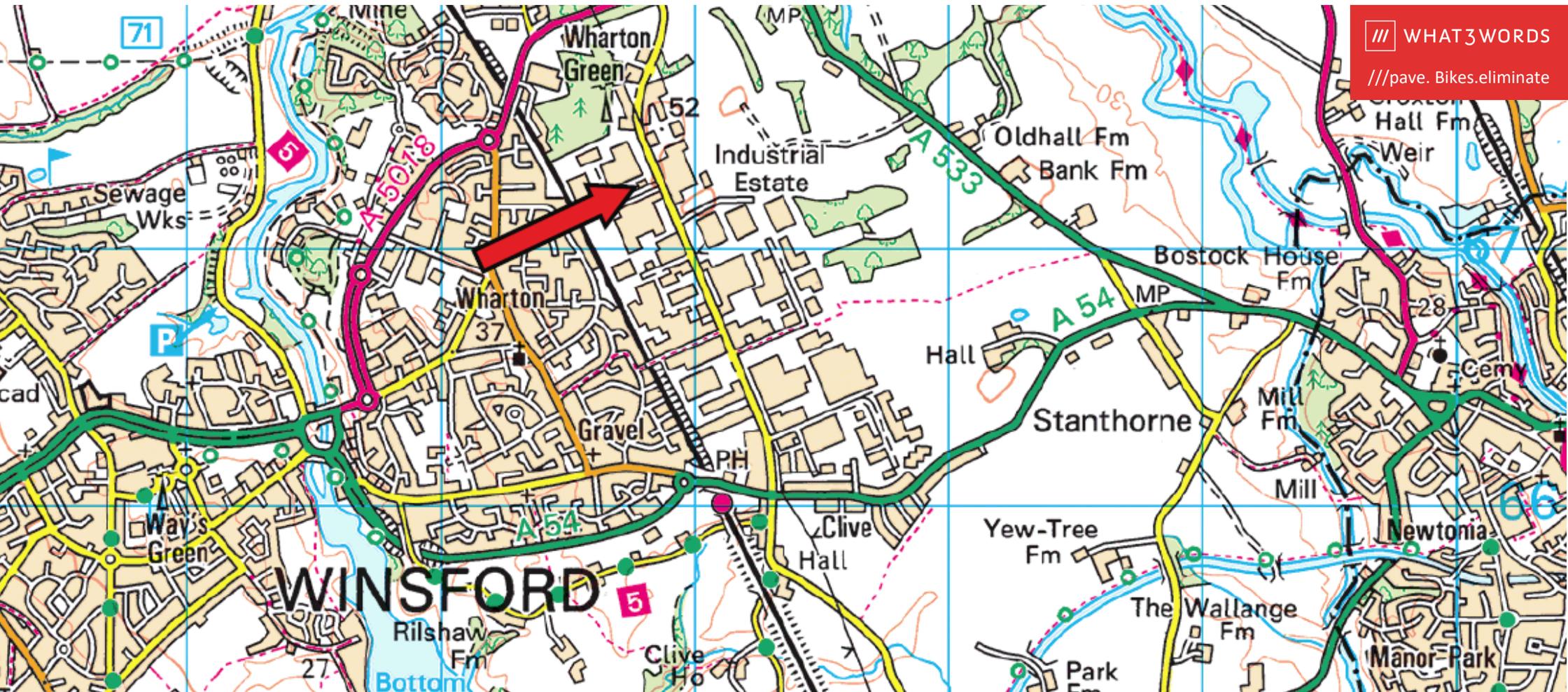
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## LOCATION

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. Manchester Airport is approximately 25 minutes drive from the park. Regional rail freight terminals are situated in Liverpool & Manchester and are supplemented by a freight terminal at Warrington and a motor rail terminal at Crewe.



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: **OCTOBER 2023**