



TO LET Modern Office Accommodation

Suites from 2,800 to 14,080 sq ft (260.1 to 1,308.1 sq m)

Road Five, Winsford Industrial Estate, Winsford CW7 3RW

ENTER



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uh

UNITY
HOUSE

DESCRIPTION

The property comprises a modern brick-built two storey office building on self-contained site with on-site parking for 58 cars. The accommodation comprises of a mixture of open plan and partitioned offices of varying sizes.

The building also benefits from a passenger lift, DDA access, a spacious reception area and male / female / disabled WCs.





LOCATION

The premises are situated fronting Road Five on the established Winsford Industrial Estate, just off the A54 Middlewich Road to the East of Winsford.

The property has good motorway communications being approximately 5.5 miles West of Junction 18 of the M6 Motorway via the A54.

SAT NAV: CW7 3RW



HOME

DESCRIPTION

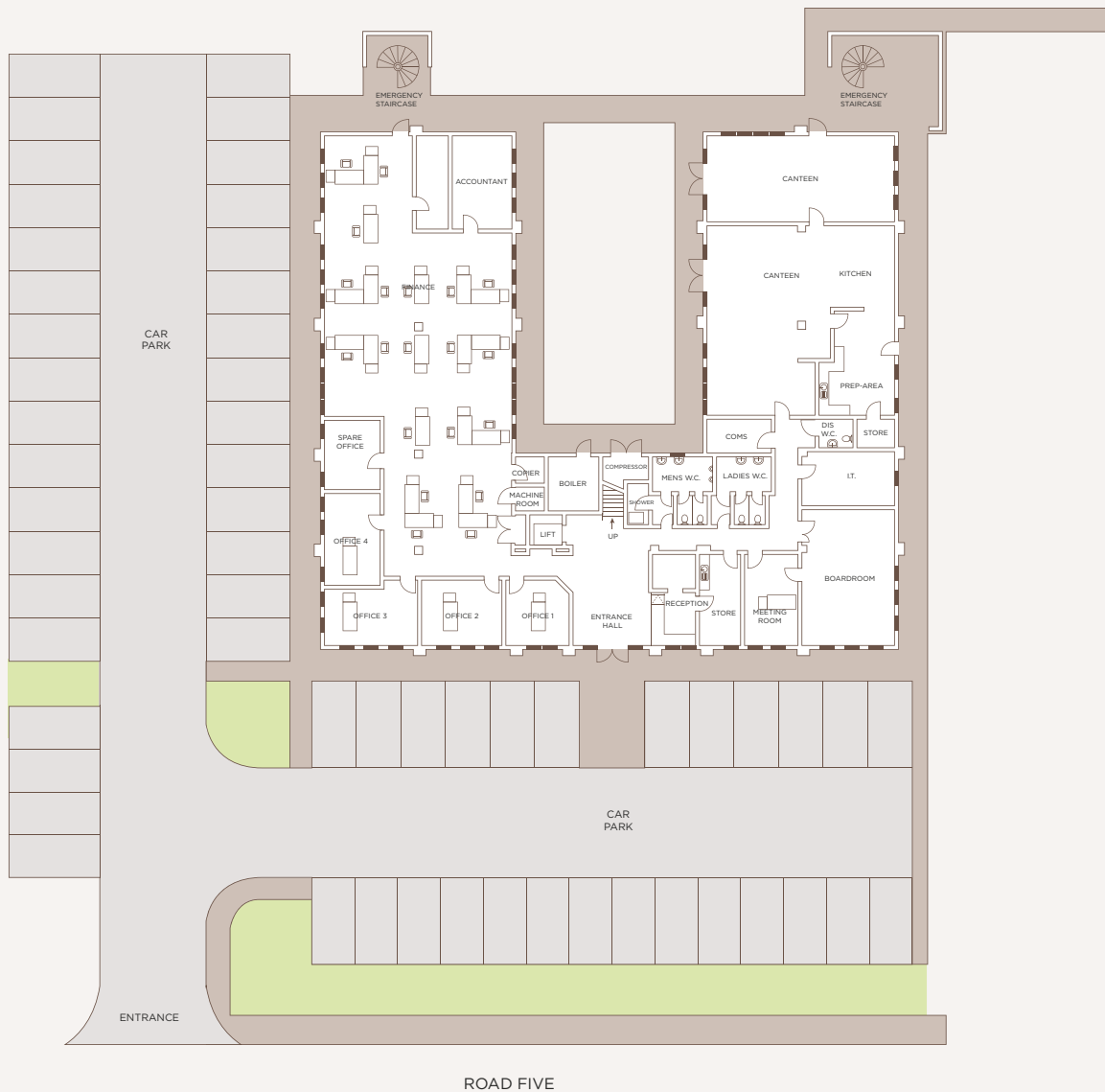
LOCATION

ACCOMMODATION

GALLERY

FURTHER INFO





ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal basis (all sizes approx):

	SQ M	SQ FT
Ground Floor		
Suite A	306.6	3,300
Suite B	260.1	2,800
GF Total	652.8	7,027
First Floor		
Suite C	306.6	3,300
Suite D	288.0	3,100
FF Total	655.3	7,053
Building Total	1,308.11	14,080*

*Building total includes common areas.

SITE PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

POTENTIAL TO EXPAND
TO 20,000 SQ FT

(SUBJECT TO PLANNING)

ABILITY TO SUBDIVIDE
THE FLOORS FROM
2,800 SQ FT UPWARDS

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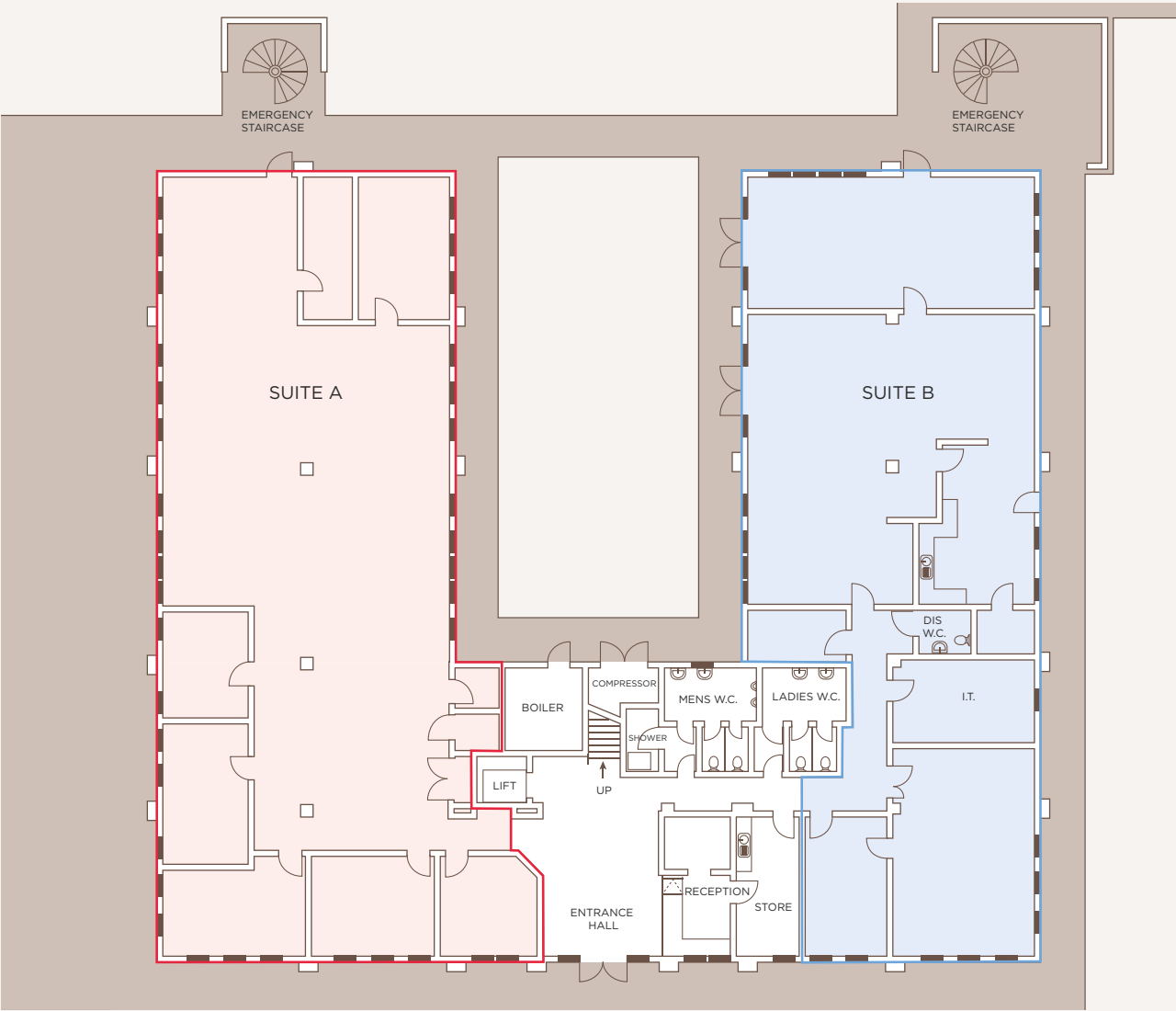
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- GROUND FLOOR PLAN
- FIRST FLOOR PLAN

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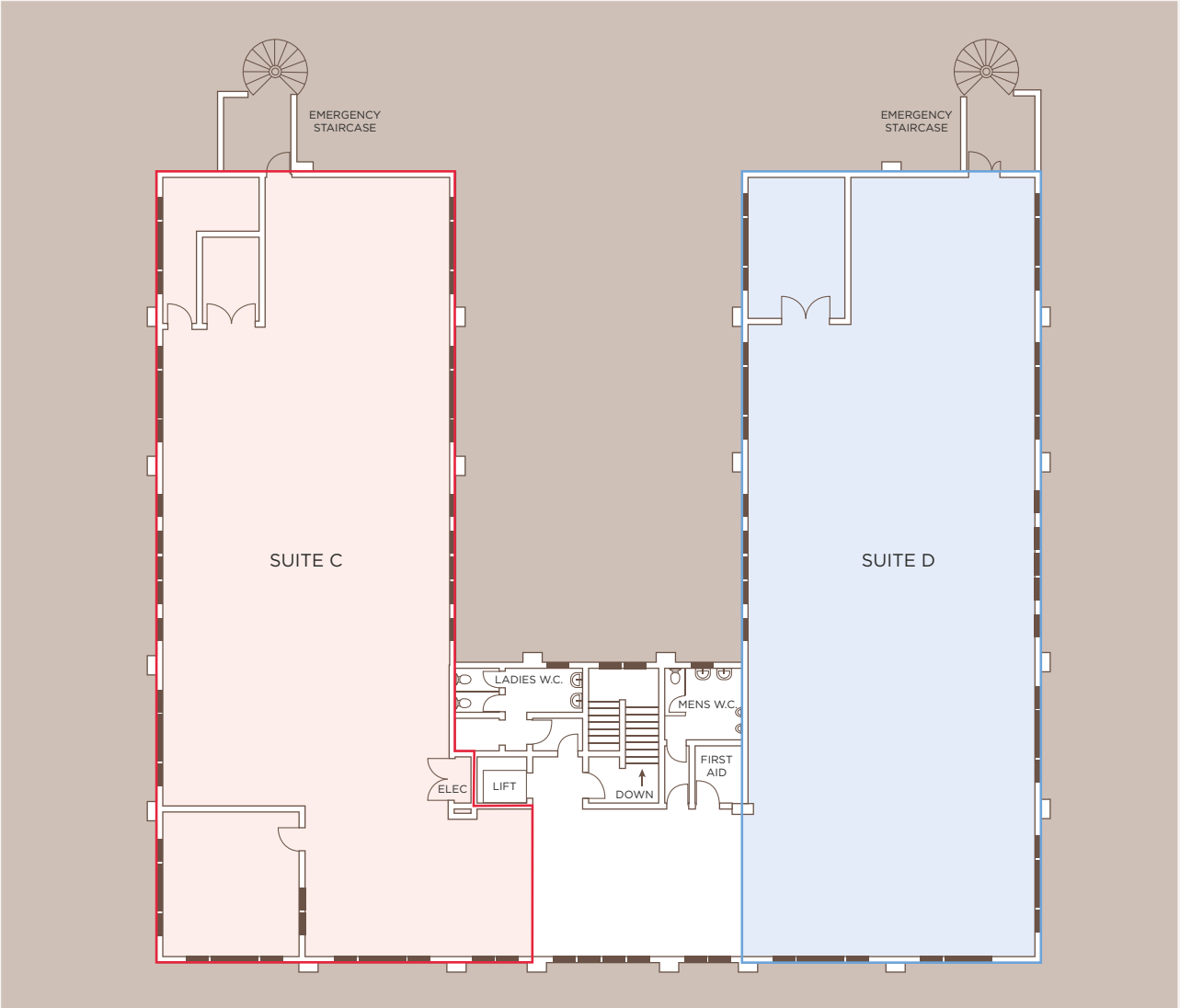
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All photographs show the premises in 2018 prior to tenant occupation.



[HOME](#)

[DESCRIPTION](#)

[LOCATION](#)

[ACCOMMODATION](#)

[GALLERY](#)

[FURTHER INFO](#)



RATEABLE VALUE

The property is listed in the rating list with a Rateable Value of £94,000, with rates payable of £48,128.

VAT

All prices quoted are excluding, but may be liable to, VAT at the prevailing rate.

LEASE TERMS

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

LEGAL COSTS

Each party to be responsible for their own legal costs involved in any transaction.

EPC

An EPC Is available on request. The building has an EPC rating of C:65.

BUILDING INSURANCE

The landlord will insure the building and recover the premium from the tenant.

RENT

Upon application.

ESTATE CHARGE

A service charge may be applicable.

VIEWING

Strictly by appointment with the Joint agents:

Fisher German

Steve Brittle
t: 0161 214 4665
e: steve.brittle@fishergerman.co.uk

Marcus Baumber
t: 0161 214 4694
e: marcus.baumber@fishergerman.co.uk



Legat Owen

Will Sadler
t: 01244 408 200
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Andy Butler
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e: andybutler@legatowen.co.uk



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