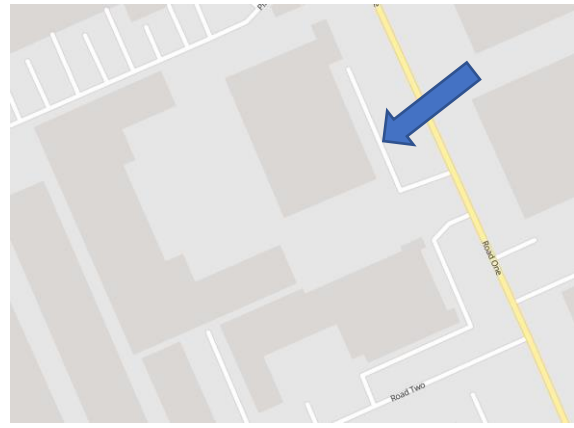
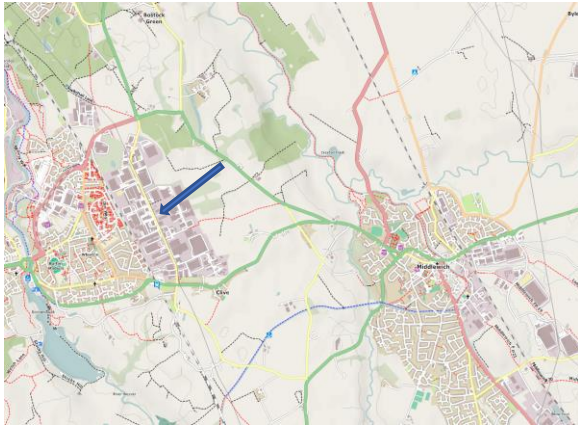


Unit 2 Oasis Business Park, Road One
Winsford Industrial Estate
Winsford, CW7 3RY
01606 557200



- Modern Warehouse Unit
- Established Industrial Location
- Approximately 5 miles from M6 Junction 18
- 335 sq m (3,606 sq ft)



LOCATION

The property is situated on Oasis Business Park, fronting Road One, within the established Winsford Industrial Estate. It is approximately 1 mile to the east of Winsford town centre and lies approximately a quarter of a mile from Winsford Railway Station. The estate links with both the A54 Middlewich Road and the A556 Northwich bypass providing direct access to J18 and J19 of the M6 respectively.

DESCRIPTION

The property comprises a single storey, end terraced industrial unit developed on Oasis Business Park in 2008. The property is of steel portal frame construction with block, brick and clad elevations set beneath a pitched steel profile sheet roof. Internally there is office accommodation. WCs and a small kitchen area. The warehouse accommodation has solid concrete floors and benefits from 3 phase power with internal eaves height of 4.5m (48ft) to 5.5m (59ft) to the underside of the haunch. It benefits from an electrically operated up-and-over folding loading door, access door and fire alarm system. Externally, there is a dedicated loading area to the side of the premises and designated parking for 3 vehicles.

RATEABLE VALUE

We are informed that the rateable value is £15,000 listed as a warehouse and premises. The UBR for 2022 is 51.2p in the pound.

FLOOR AREAS

The property has the following approximate gross internal floor areas: -

Warehouse	253.7 sq m	2,731 sq ft
Reception/office area	81.3sq m	875 sq ft
Total	335 sq m	3,606 sq ft

TENURE

The premises are available on a long-term leasehold basis with vacant possession. Term to be agreed.

RENT

On application

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are quoted exclusive of VAT which may be applicable.

Date of publication: June 2022