



RENT
£9.00
(per sq ft)



RATES PAYABLE
£TBC
(per sq ft)



EPC RATING
Band A



Unity Point

Winsford Industrial Estate, Road Five, Winsford, CW7 3QW

New-Build Industrial/Warehouse Unit | Leasehold | 11,669 Sq Ft (1,084 Sq M)



TO LET



Location

The building is situated on Road Five within the established Winsford Industrial Estate. The southern end of the estate links with the A54 Middlewich Road that in turn connects to J18 of the M6. Access to J19 of the M6 is also available from the northern end of the estate via the A556 Northwich bypass



Description

Unity Point comprises a detached new build industrial unit of steel portal frame construction with a ground floor office/amenity block, single span and concrete loading yard.



Accommodation

The accommodation has been measured on a gross Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Warehouse	10,701	994.12
Office/amenity block	968	89.92
Total	11,669	1,084



Amenities



7m Eaves Height



3-Phase Power



2 x Level Access
Doors



Parking



Office/Amenity
Block



Motorway Links



Turning Circle



EV Charging Point



Further information

Lease Terms

The building is available by way of a new lease on full terms to be agreed.

Tenure

Leasehold.

Rent

The quoting rent is £105,021 per annum exclusive of VAT, buildings insurance and business rates.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

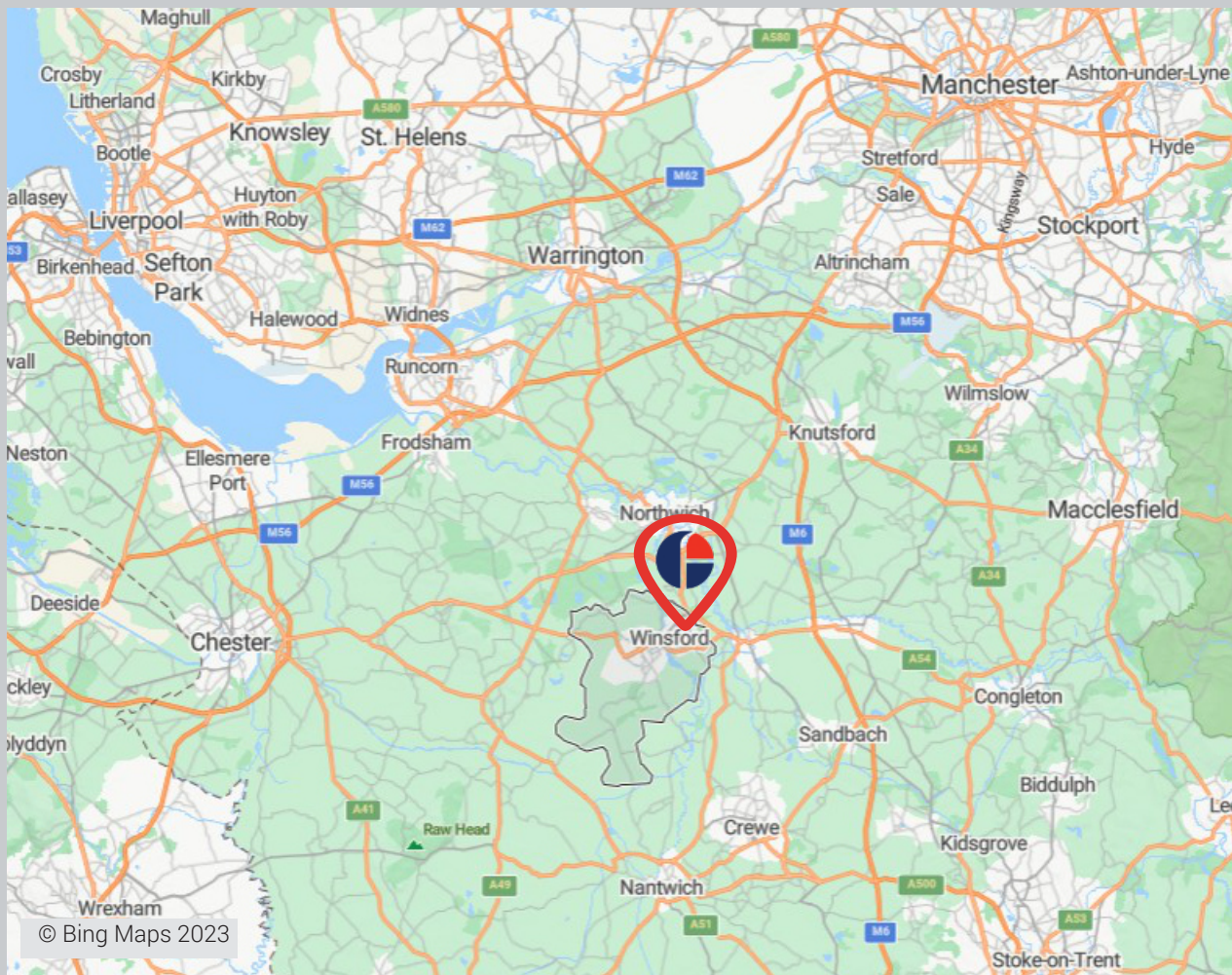
Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Unity Point, Winsford, CW7 3QW



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Manchester - 28 miles• Liverpool - 40 miles• Stoke-on-Trent - 24 miles
	Nearest Train Station <ul style="list-style-type: none">• Winsford - < 1 mile
	Nearest Airport <ul style="list-style-type: none">• Manchester Airport - 20 miles

	Viewings
	David Newman
	0161 214 4664
	07770 741 937
	david.newman@fishergerman.co.uk
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Particulars dated June 2023. Photographs dated Aug 2022.

