

TO LET

**MERIDIAN HOUSE BUSINESS CENTRE, ROAD ONE
WINSFORD IND ESTATE, WINSFORD, CW7 3QG**



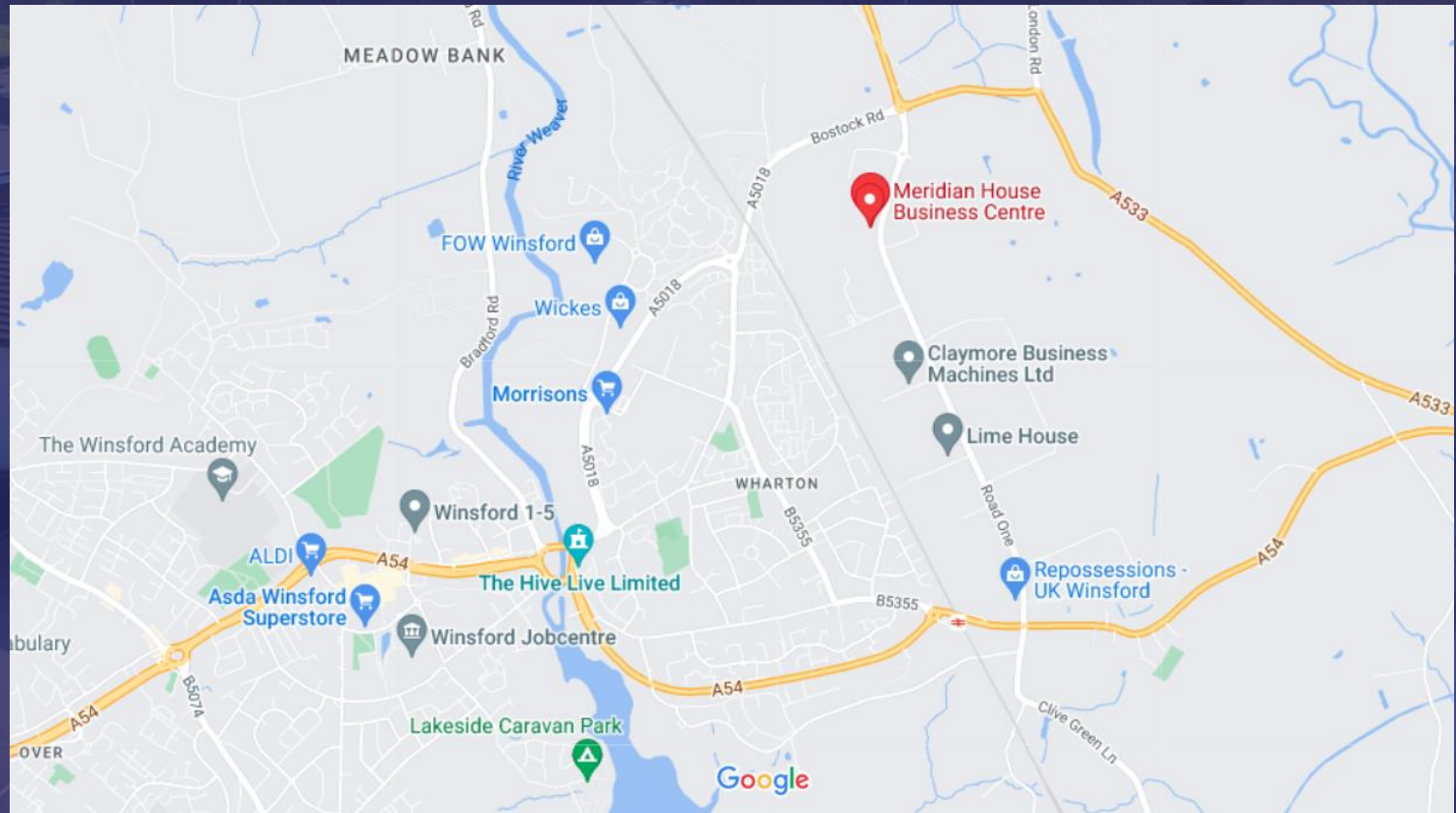
LOCATION

The property is located on the Winsford Industrial Estate, which is one of the North West's largest industrial estates. The site is secured and benefits from ample on-site car parking.

The estate is located in the heart of Cheshire, and borders idyllic countryside whilst offering excellent transport links, with the M6 motorway and major A-roads linking the estate with Merseyside, Chester and North Wales.

Winsford Industrial Estate is well established and has a good mixture of property available to businesses, ranging from professional start up business incubator units to large manufacturing, warehouse and logistics facilities.

Winsford Industrial Estate is the UK's first Green Business Park and has benefitted from significant environmental improvements.



- **Flexible office accommodation to let**
- **All-inclusive rent, service charge & insurance**
- **Staffed reception**



DESCRIPTION

Meridian House provides for quality office accommodation with a staffed reception area with bookable meeting rooms.

ACCOMMODATION/AREAS

The following suites are currently available

	SQ M	SQ FT	RENTAL (PA)
Unit 1	35.3	380	£5,320
Unit 4	169.36	1,823	£25,522
Unit 8	44.59	480	£6,720
Unit 15	29.73	320	£4,800
Unit 16	64.1	690	£8,970
Unit 18b	31.59	340	£4,760
Unit 19	62.24	670	£8,710

ASKING RENTAL

Prices quoted are inclusive of rent, service charge & insurance. Electric is individually metered and recharged separately.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

All units are available on new flexible terms at an all-inclusive rent, subject to a minimum of six months.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations

RATES

Unit	Rates
Unit 1	£2,800
Unit 4	£13,500
Unit 8	£3,950
Unit 15	£2,500
Unit 16	£5,500
Unit 18b	£2,250
Unit 19	£4,450

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

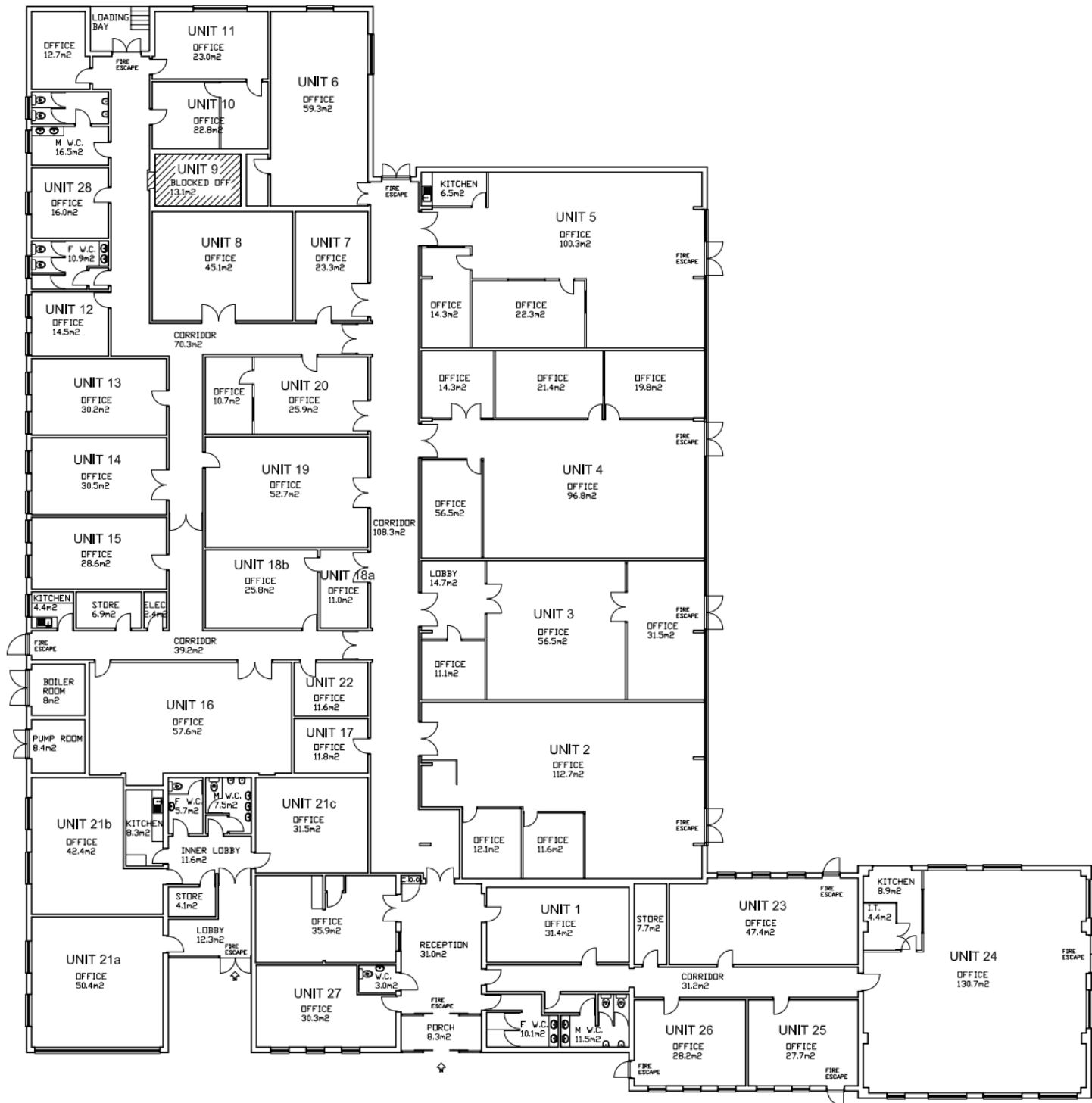
The building benefits from an Energy Performance rating of C.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.



AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Dan Wild

dan.wild@bacommercial.com

07701 049826



Mindy Bishop

mindy.bishop@bacommercial.com

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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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