

TO LET

**WAREHOUSING ROAD ONE
WINSFORD, CHESHIRE, CW7 3RW**



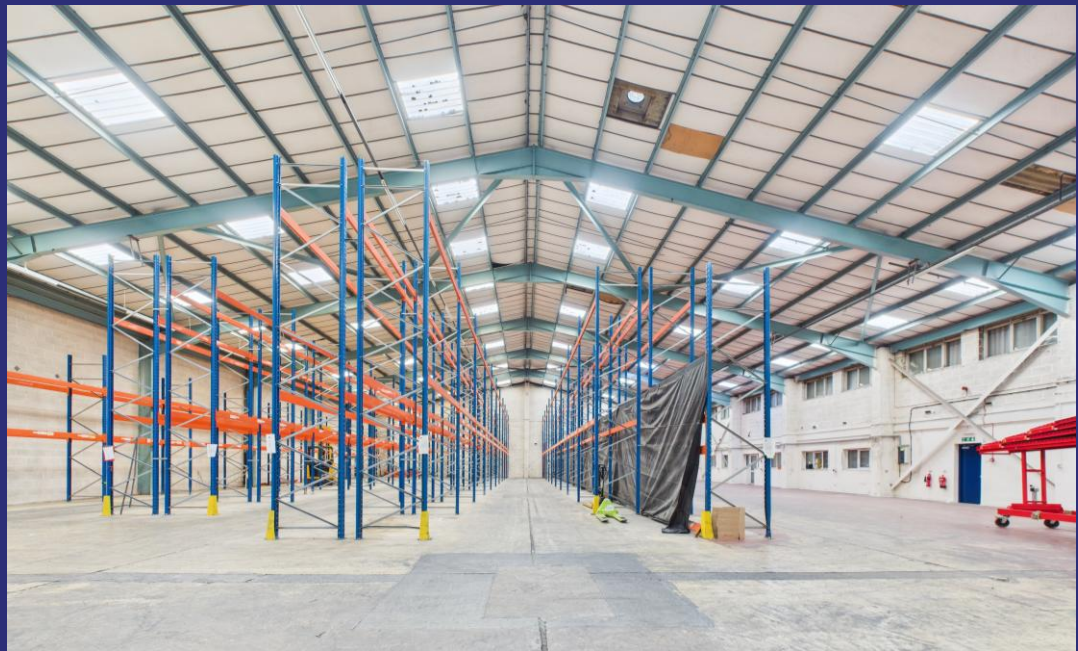
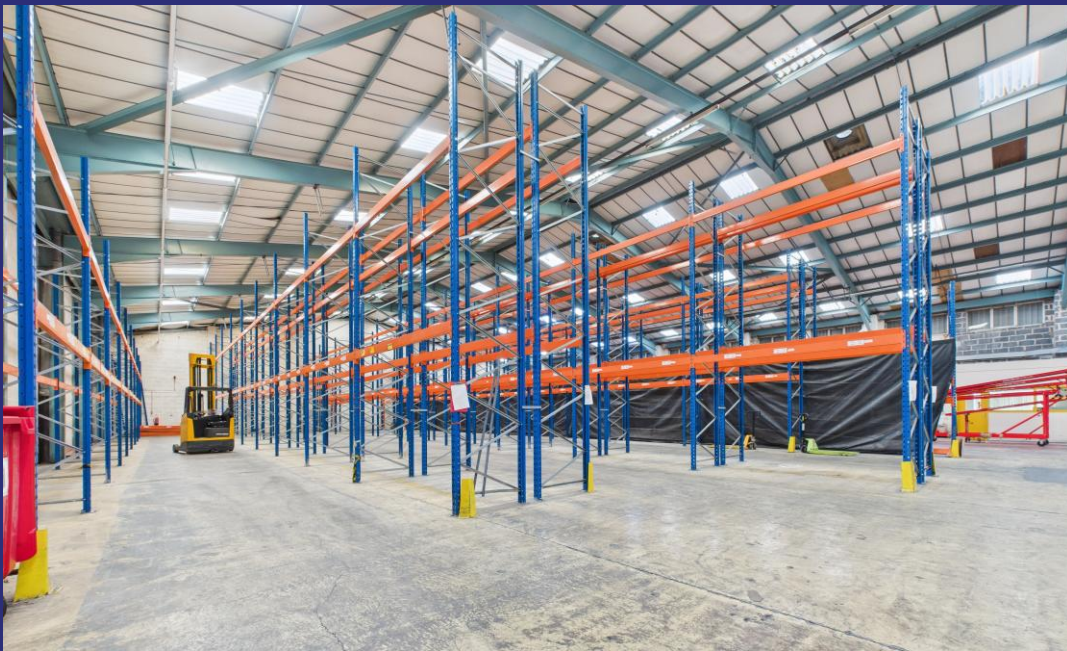
FULLY RACKED
WAREHOUSING
OPPORTUNITY
£6.75 PER FOOT

LOCATION

The property is prominently located on the well established Winsford Industrial Estate in Cheshire, the estate benefits from good access to the M6 via the Junction 18 and 19 as well as being within 1 mile of Winsford Town Centre and railway station.

Road One is the main arterial route through the estate.





DESCRIPTION

The property comprises a steel portal frame industrial unit with racking in place (600 spaces). The unit has shared roller shutter access but does benefit from its own welfare and WC amenities. Warehousing services are also available from the landlord at an agreed rate. The unit benefits from its own dedicated yard a parking area adjacent to the unit.

ACCOMMODATION/AREAS

11,421 sq. ft.

6.2 meters to the eaves.

LICENSE FEE

£77,000 per annum

DEPOSIT

A rent deposit may be requested depending on credit check.

INSURANCE

The Landlord is to insure the premises against standard landlord risks and the tenant is to fully reimburse the premium.

LICENSE

The property is available by way of a new license for occupation for term to be agreed.

RATES

£20,000 Per annum.

SERVICES

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

VAT

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

EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

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.

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.

VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212 and Legat Owen 01244 408200.



Robbie Clarke

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Howard Cole

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LEGAL COSTS

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

ANTI MONEY LAUNDERING

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.

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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SUBJECT TO



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