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german**

# Unit 4 Pineapple Park

Leasehold  
Industrial / Warehouse Unit

Road One, Winsford Industrial Estate, Cheshire, CW7 3PR

3,565 Sq Ft (331.2 Sq M)



**To Let** | £30,000 per annum

## Location

Pineapple Park is located off Road One on Winsford Industrial Estate. Road One links with the A54 Middlewich Road, providing direct access to J18 of the M6. Winsford Industrial Estate is an established industrial location which is home to a number of major occupiers.

Address: Unit 4 Pineapple Park, Road One Winsford Industrial Estate, CW7 3PR

What3words: [///flaunting.improvise.friends](#)

### Locations

M6 Motorway: 4 miles

Crewe: 8 miles

Warrington: 2 miles

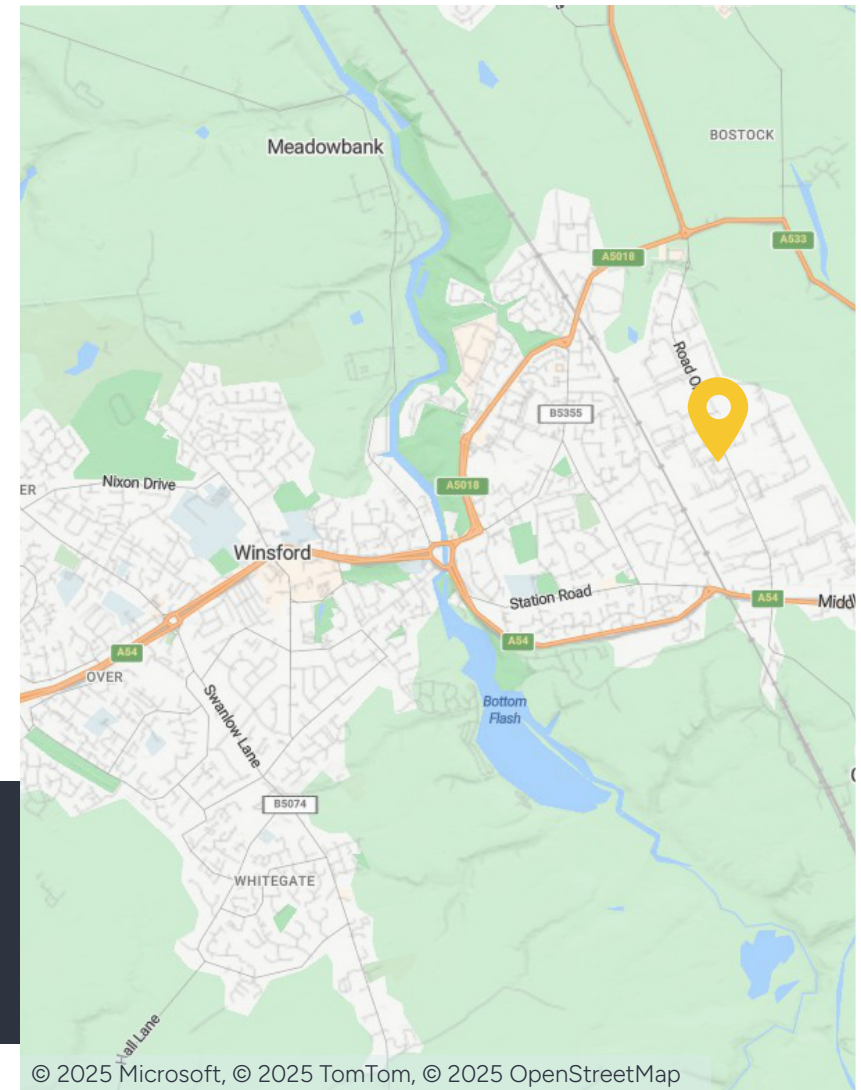
Manchester: 20 miles

### Nearest station

Winsford Train Station: 1 mile

### Nearest airport

Manchester Airport: 15 miles







## Key information



**Rent**  
£30,000  
per annum



**Service Charge**  
£0.70 per sq ft



**Rates Payable**  
£9,360.25  
per annum



**EPC**  
Rating: C

## Description

The property comprises a steel portal frame mid-terrace industrial unit with brick and profile metal clad external elevations. The roof is pitched with profile sheeting incorporating translucent roof panels.

The unit has ceiling mounted LED lighting, an electrically operated sectional up and over level access door, ADT fire and security system together with a small integral office and WC facilities.



## Amenities



3 Phase  
Power



Approx.  
4.8m to  
eaves



Up & Over  
Loading  
Door



Dedicated  
Parking



Security  
Barrier  
Access

## Further information

### Rent

£30,000 per annum.

### Tenure

Leasehold.

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Business Rates

The property is assessed for Business Rates with a Rateable Value of £14,750. The current rates liability (2025/2026) is £9,360.25 per annum, subject to verification with the local rating authority.

### 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.

## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate areas comprise:

Accommodation	Sq Ft	Sq M
Warehouse	3,481	323.4
Office	84	7.8
<b>Total</b>	<b>3,565</b>	<b>331.2</b>





## Further information

### Services

Mains water, drainage and 3-phase power are connected., 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.

### EPC

The EPC rating is C.

### Service Charge

A service charge of £0.70 psf is payable in respect of the upkeep of the common parts.

### 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.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**David Newman**

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**Marcus Baumber**

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Particulars dated December 2025. Photographs dated November 2025.



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