

MC3

ROAD FIVE WINSFORD
CHESHIRE CW7 3RB

HIGH-QUALITY INDUSTRIAL/ WAREHOUSE UNIT TO LET

65,057 SQ FT

AVAILABLE Q4 2026



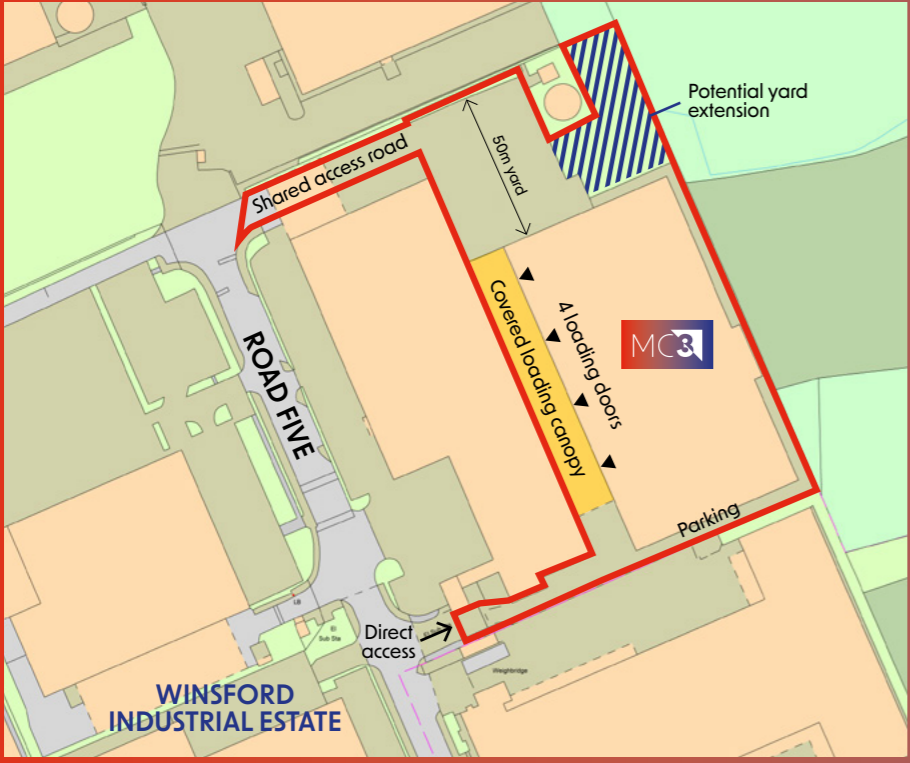
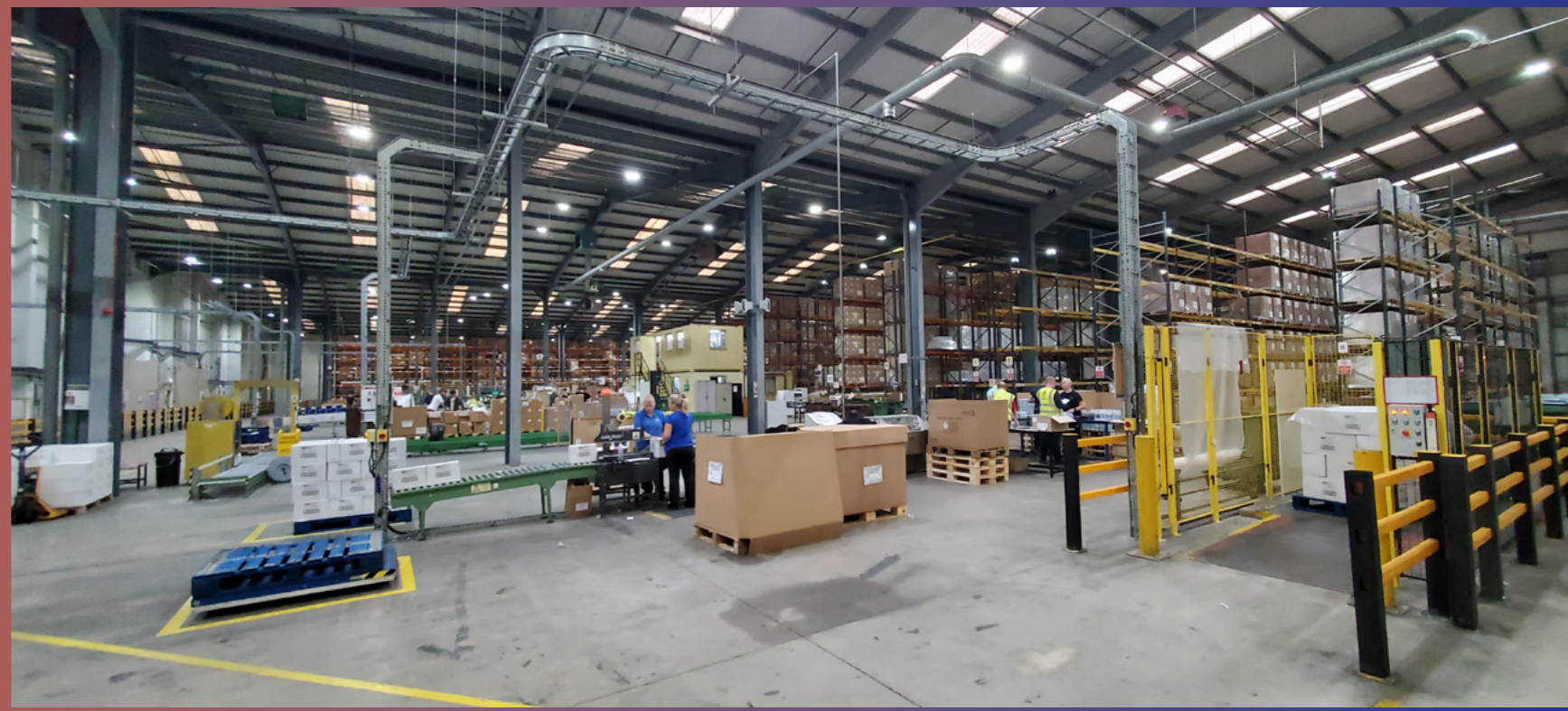
LegatOwen
CHARTERED SURVEYORS
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MC3 DESCRIPTION

**65,057 SQ FT (6,043.9 SQ M)
WAREHOUSE/INDUSTRIAL UNIT**

		SQ M	SQ FT
Ground Floor	Warehouse, office and ancillary	5,968.6	64,246
Mezzanine	Storage	52.6	567
First Floor	Office	22.7	244
Total		6,043.9	65,057

Dry loading canopy 13m wide and 90m long



- Steel Portal Frame Construction
- Profile Metal Cladding
- LED Lighting
- 8.2 Metre Eaves
- EPC Rated 'C-56'
- Ability to expand the external service areas
- Finished concrete floor
- Power supply of 425KvA
- Extended canopy with 4 level access loading doors
- Secure gated site
- Dual access for HGV movements
- Office and Welfare facilities

MC3 LOCATION

WINSFORD IS LOCATED IN THE HEART OF CHESHIRE APPROXIMATELY 25 MILES SOUTH OF MANCHESTER, 33 MILES SOUTH EAST OF LIVERPOOL, 10 MILES NORTH OF CREWE AND 16 MILES EAST OF CHESTER.



DRIVE TIMES

Warrington	20 miles	35 mins
Stoke-on-Trent	24 miles	40 mins
Manchester	25 miles	45 mins
Liverpool	36 miles	55 mins
Birmingham	65 miles	80 mins



Junction 18 M6 Motorway

5 Miles Away

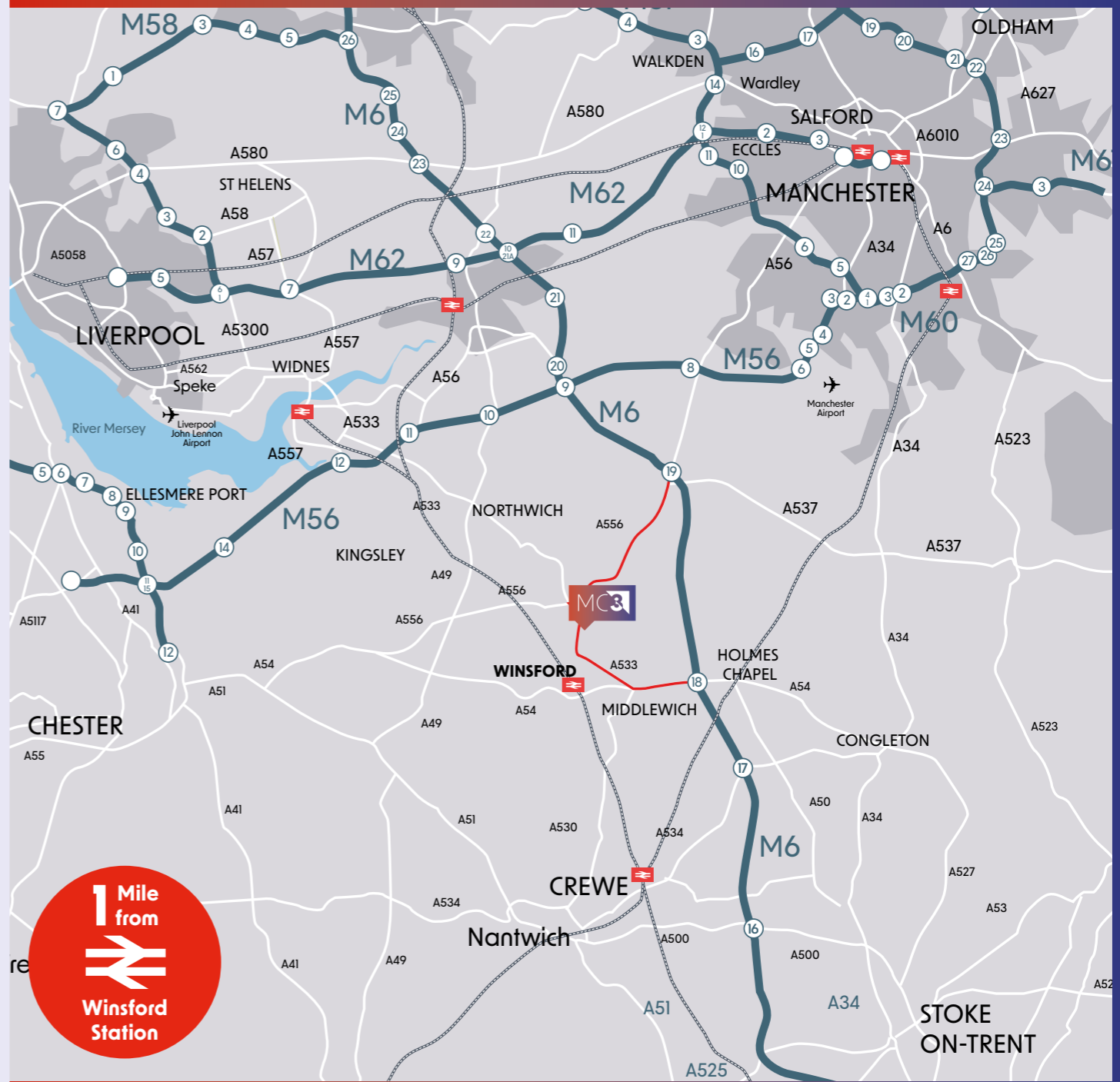


Manchester Airport

20 Miles Away

The area benefits from excellent road connectivity with Junction 18 of the M6 located 5 miles to the east, accessed via the A54, whilst Junction 19 of the M6 can be accessed via the A556, which is located 18 minutes to the north of the unit.

Manchester Airport, the UK's third largest by both passenger numbers and cargo handling, is located 20 miles and a 25-minute drive to the north east.



TERMS

The property is available to let for a term of years to be agreed.

RENT

On application.

SERVICE CHARGE

(Landscaping/estate road maintenance) the budget is £6,043.53 p.a. (£0.09psf). Further gas and electricity is charged to the landlord and sub-metered to tenants.

EPC

The premises has an EPC rating of C.

RATEABLE VALUE

The potential occupier should make their own enquiries of the local authority.

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

AML

In Accordance with Anti Money Laundering Regulations the tenant will be required to satisfy the relevant checks prior to exchange of contracts.

CONTACT

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