



BRAND NEW
RETAIL UNITS

TO LET

FROM 500 SQ FT - 6,200 SQ FT
IMMEDIATELY AVAILABLE

WINNINGTON, NORTHWICH CW8 4FT



WINNINGTON BUSINESS PARK | NORTHWICH

WELCOME

Winnington Business park is a significant new business park for Northwich. It is now home to three new retail units from 500 sq ft - 6,200 sq ft.

Each unit benefits from a user-centric design and proximity to the main road which provides easy access to Northwich town centre, the M6 and the M56.

The site is perfect for a wide range of businesses as varied as convenience stores, food and beverage providers, veterinary services, a gymnasium (with change of use), and many more.

This is a fantastic business environment with a ready-made customer base:



SURROUNDED BY 115,358
SQ FT INDUSTRIAL PARK

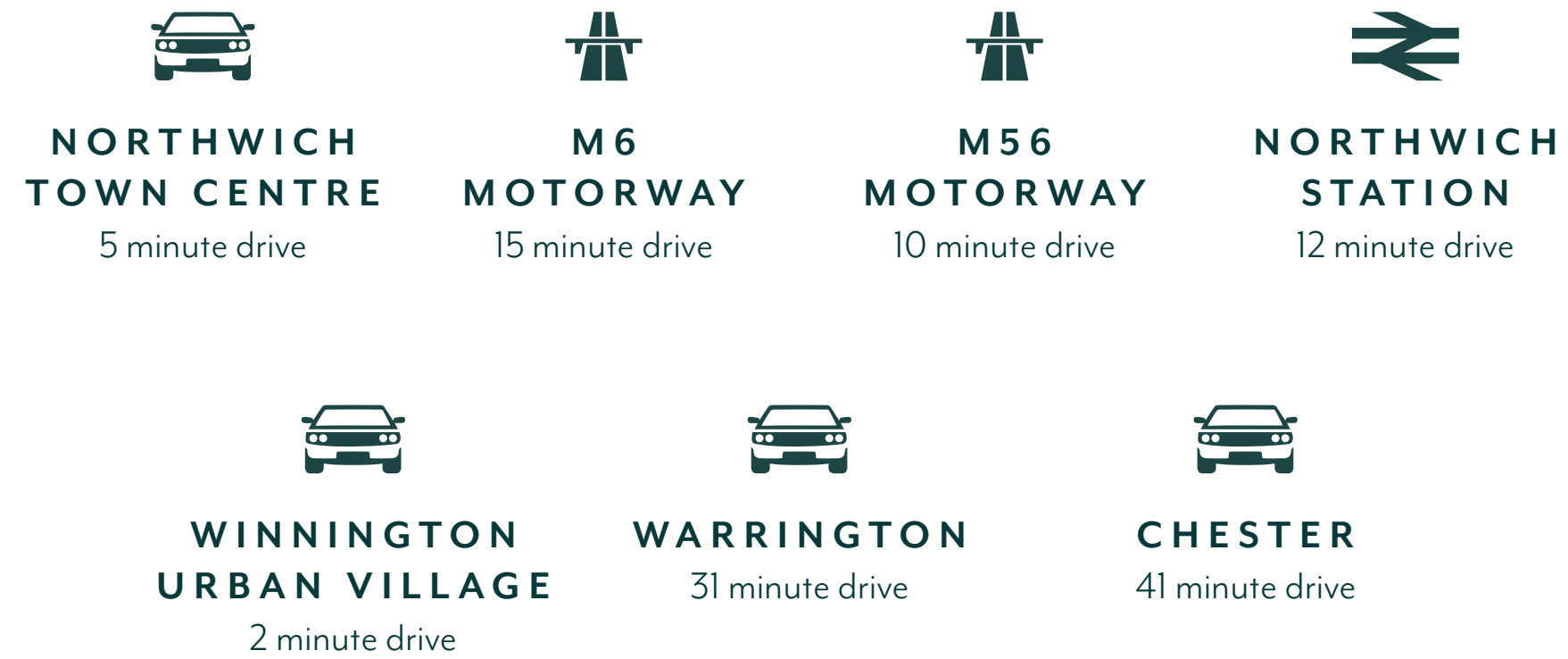


NEXT TO 1,200 HOME
WINNINGTON URBAN VILLAGE



LOCATION

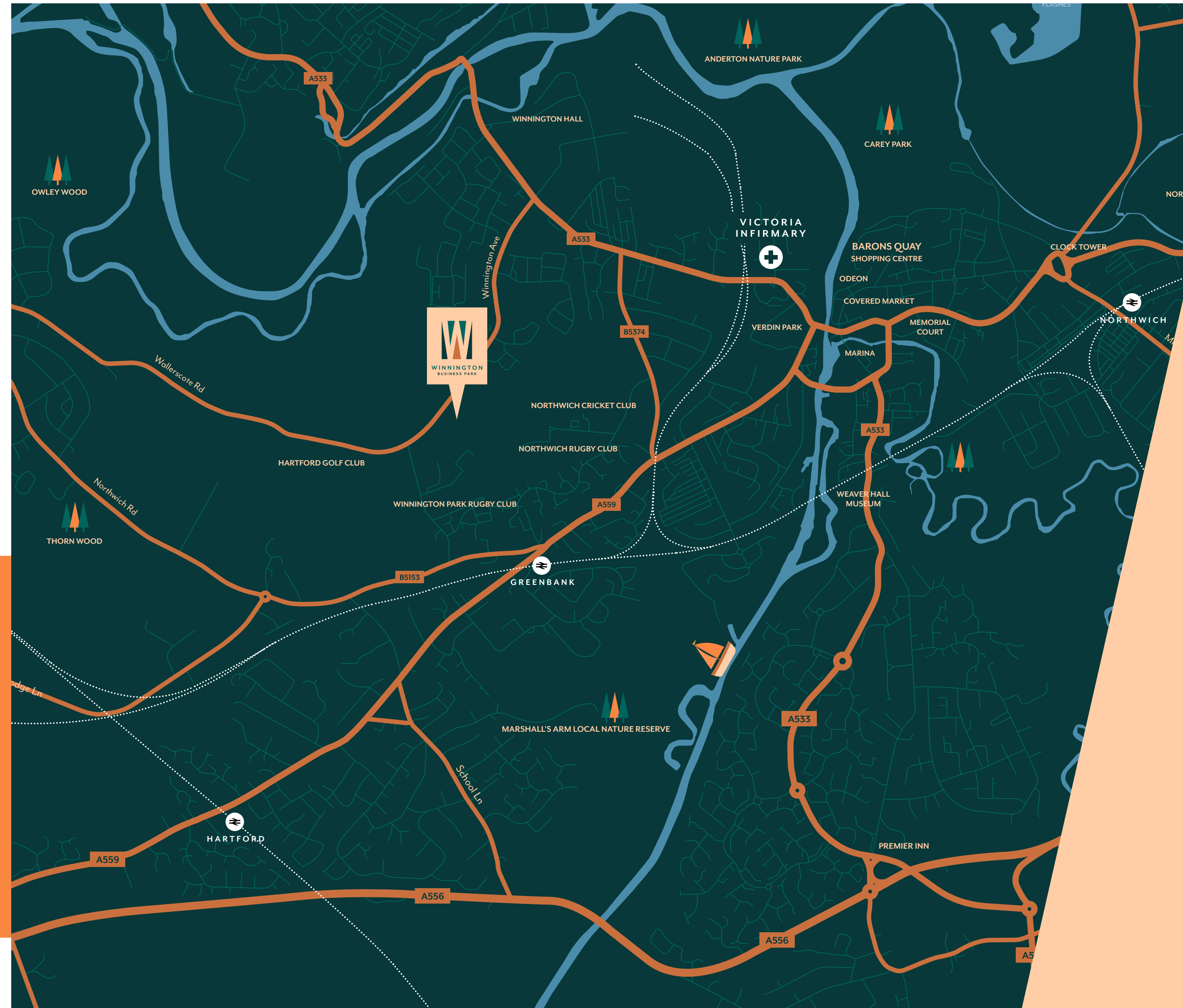
A significant new business park for Northwich amidst an area of substantial urban regeneration and development.



CATCHMENT POPULATION












Source 1: 2021 Census Data. Source 2: Prime Transport Traffic Report

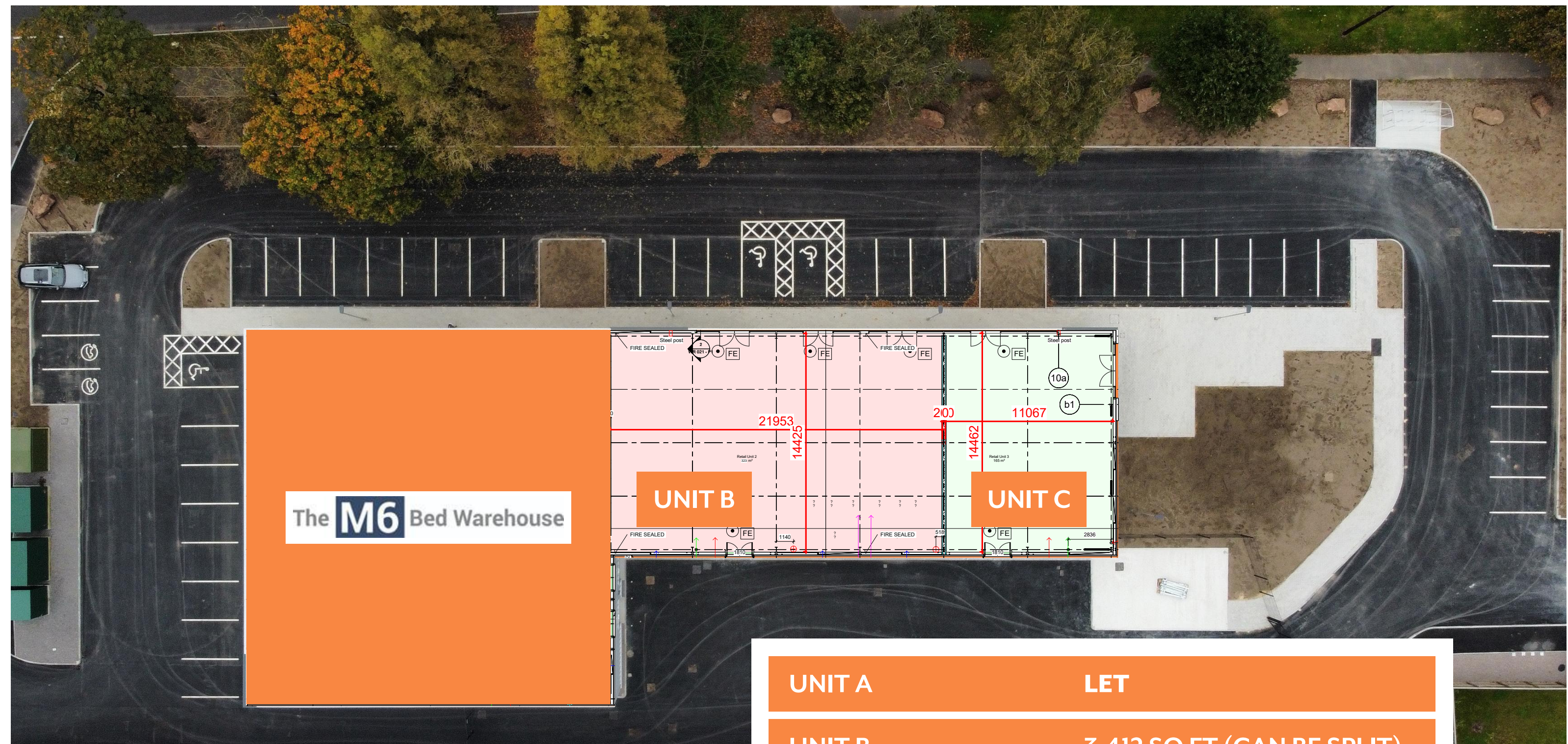


SPECIFICATION

Winnington Business Park is home to three retail units from 500 sq ft – 6,200 sq ft, with the possibility of splitting Unit B into units starting at 500 sq ft.

Given the flexibility of how Unit B can be split, it's ideal for a range of different occupiers, from convenience stores or coffee retailers, to national charities or local independent retailers.

-  Available immediately
-  Ready-made customer base
-  60 car parking spaces
-  EV charging points
-  Prominence to main road
-  Landscaped surroundings
-  Glazed frontage
-  Proximity to Northwich town centre
-  Easy access to M6 and M56



UNIT A	LET
UNIT B	3,412 SQ FT (CAN BE SPLIT)
UNIT C	1,722 SQ FT

LOCAL INVESTMENT

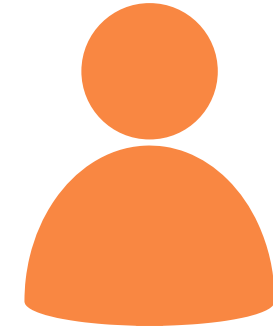


GROSS DISPOSABLE
**INCOME
PER HEAD**
£22,331



GROSS MEDIAN
WEEKLY PAY
£526.90

NUMBER OF
**PEOPLE IN
NORTHWICH**
18,640



(+16.9% SINCE 2011 CENSUS)

NUMBER OF PEOPLE IN
CHESHIRE WEST & CHESTER
357,200
(+8.4% SINCE 2011 CENSUS)



NUMBER OF
**HOUSEHOLDS IN
CHESHIRE WEST
AND CHESTER**
149,000



**PEOPLE
WITHIN**
15 MILES/25 KM
1,322,100

**PEOPLE
WITHIN AN
HOURS DRIVE**
8,000,000



NORTHWICH POPULATION GROWING MORE THAN **TWICE AS FAST AS THE SURROUNDING LOCAL AUTHORITY**



TERMS

Units will be available to lease on a full repairing and insuring basis on terms to be agreed.

EPC

EPC rating A.

BUSINESS RATES

Please contact the local rating authority for further information in relation to the rates payable. An estimated can be provided upon request.

SERVICE CHARGE

Available on request.

QUOTING RENT

On application.

JUNE 2024 VI

CONTACT

For further information please contact:

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A DEVELOPMENT BY

