



**BNP PARIBAS
REAL ESTATE**

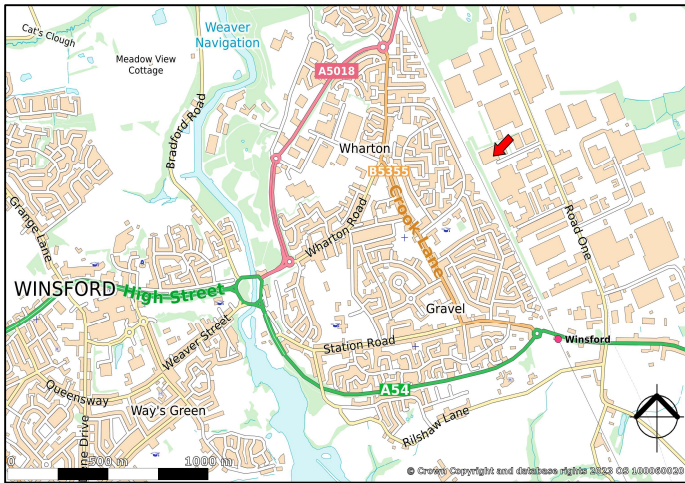
INDUSTRIAL WAREHOUSE PREMISES – TO LET

Unit 1, Road Four, Winsford CW7 3RS



29,124 sq ft (2,706 sqm)

- Situated on an established trading estate
- Dedicated parking



LOCATION

Winsford is a town within Cheshire West which is accessed via A54 with connections to the M6. Winsford is 9.8 miles north of Crewe, 18 miles east of Chester and 28.9 miles from Manchester.

The property is situated on Winsford Industrial Estate, an established trading park, to the east of the town centre. The property is situated off Road One on Road Four.

Surrounding occupiers include: JD Doors, Wheelwash, Safety Shield Global, Jiffy Packaging and Martin Dawes.

DESCRIPTION

The property is a single-storey unit of steel portal framed construction with brick elevations and metal profile cladding on the front elevation.

- Eaves height 3.7m, extending to 6.3m at the apex
- Electric roller shutter doors
- Two maintenance pits
- Dedicated parking
- Yard
- Office accommodation
- Canteen facilities
- WCs and shower
- Mezzanine

The unit comprises the following approximate GIA measured floor areas:

DESCRIPTION	SQM	SQ FT
Unit 1	2,706	29,124

RENT

£100,000 per annum passing rent.

TERMS

The property is available to let by way of sub-let or assignment.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

EPC

An EPC will be available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Further information is available, as well as arrangements for viewings, which will be strictly by arrangement through:

Georgia Wharton

M: 07899 068154

E: Georgia.wharton@realestate.bnpparibas

Iain Cairns

M: 07881 249670

E: iain.cairns@realestate.bnpparibas

SUBJECT TO CONTRACT Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. MAY 2023



**BNP PARIBAS
REAL ESTATE**