

Road Three
Winsford, Cheshire
CW7 3GA

TO LET (MAY SELL)

Winsford



Large Detached
Industrial /
Distribution Unit

137,413 sq ft
on 8.5 acres

- 3.5 acre yard
- Tailgate & level loading
- Fully refurbished
- Sprinkler tank
- Access to J18 & J19 of the M6

Description

The property has been comprehensively refurbished and incorporates the following features:-

- 3 bay distribution facility
- Steel portal frame construction
- Eaves heights from 4.1 m to 7.4 m
- 6 electrically operated roller shutter doors and 12 tailgate loading doors
- Concrete floor
- Sprinkler tank
- Large concrete surfaced yard
- Secure site
- New offices, wc's and kitchen facilities
- Potential for 6,500 pallet spaces

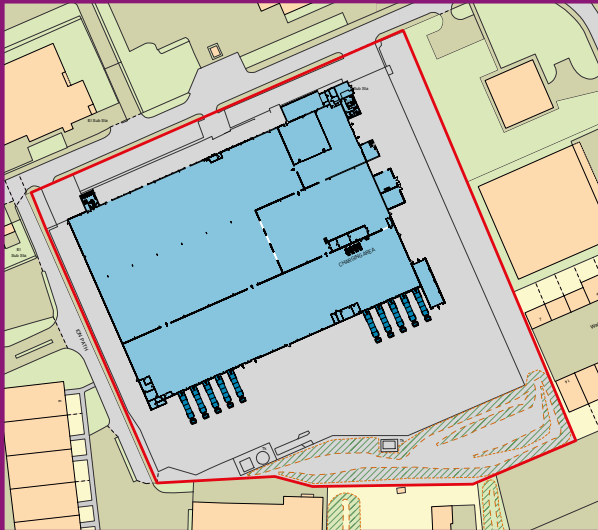


Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 5th Edition on a gross internal basis as follows:-

	Sq m	Sq ft
Ground floor offices, kitchen, w.c.'s	243.5	2,621
Warehouse	12,522.50	134,792
Total GIA	12,766	137,413
Canopies	333	3,584

On a site of 3.44 hectares (8.5 acres).



Rateable Value

The Rateable Value (2010) is £382,500.

Terms

The unit is available To Let on flexible terms. Alternatively consideration may be given to a sale.

Legal Costs

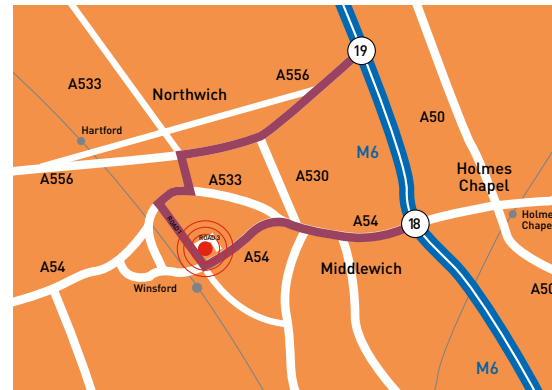
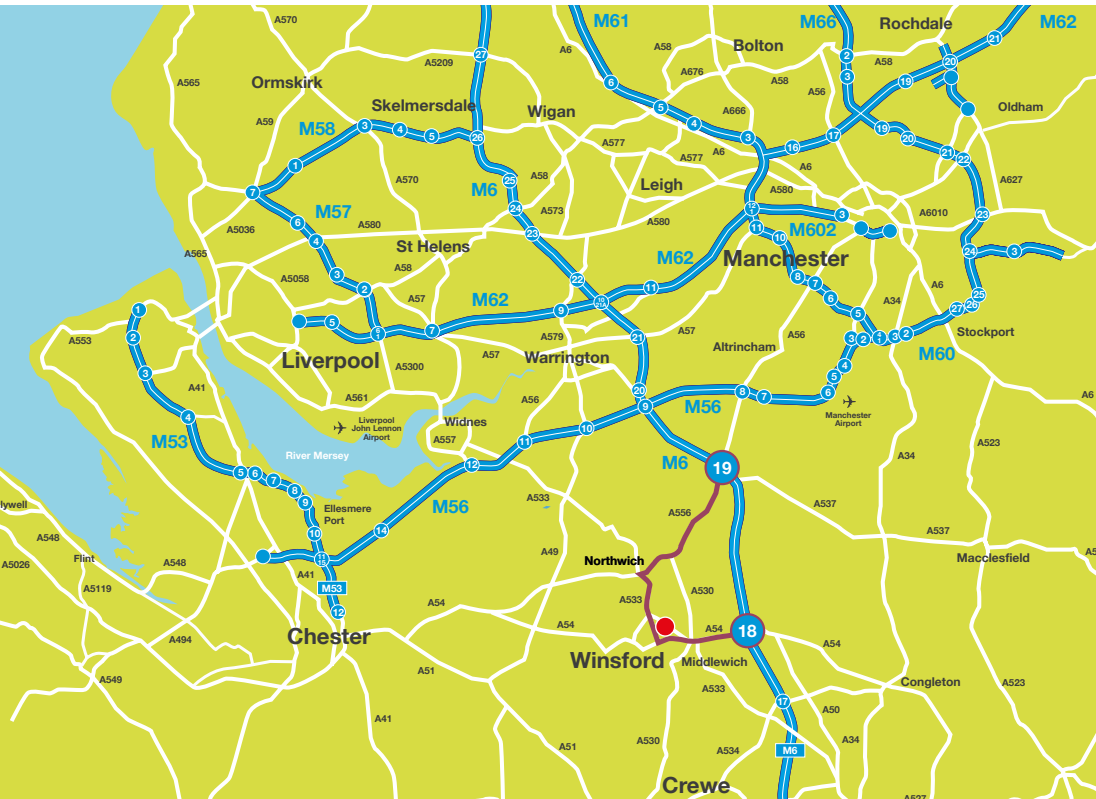
Each party will be responsible for their own legal costs.

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12,766 sq m (137,413 sq ft)
on 3.44 ha (8.5 acres)



Location

The property is situated within Winsford Industrial Estate just off the A54 Middlewich Road to the East of Winsford. The property has good motorway communications being approximately 5 1/2 miles West of Junction 18 of the M6 Motorway via the A54.



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