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# TO LET/FOR SALE

MODERN INDUSTRIAL/WAREHOUSE UNIT WITH  
YARD (MAY SPLIT)



**33,200 sq ft**

ROAD ONE/ROAD THREE WINSFORD INDUSTRIAL ESTATE  
WINSFORD, CW7 3RN

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**LOCATION**

Winsford Industrial Estate connects with the A54 Middlewich Road which in turn provides access to the M6 motorway and Junction 18. Heading north the A533 links to the A556 and subsequently give access to Junction 19 of the M6, and the west access to Chester, Deeside and North Wales.

**DESCRIPTION**

The property comprises of a new build detached facility in a high profile location fronting both Road One/Road Three with two points of access including level access and dock levelling loading facilities. Internally the property comprises of a small office content with all the usual facilities you would expect i.e. suspended ceilings, cat 2 lighting e.t.c.

The warehouse includes three phase electric, sodium lighting 2 dock levelling doors with a further 2 level access roller shutters. The roof incorporates a number of sky lights which provide excellent natural light within the warehouse space. Externally there is 29 car parking spaces with a large yard area, and it is very secure with full perimeter security fencing and gated access points.

**FLOOR AREAS**

Eaves Height	9.5 meters
Warehouse	31,970 sq ft
Office	1,230 sq ft
<b>Total</b>	<b>33,200 sq ft</b>

**TERMS**

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed.

**RENT**

£150,000 p.a.

**SALE PRICE**

£1.75 million

**RATES**

Local Authority: Cheshire East Council

**LEGAL COSTS**

Each party is to be responsible for their own legal costs



**VAT**

All prices are exclusive of, but may be liable to, VAT

**VIEWINGS**

Strictly by appointment with sole agents



Messrs. Hallams Commercial for themselves and for the vendors 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) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) Non of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.