

UNIT 3, ROAD ONE, WINSFORD INDUSTRIAL ESTATE, CW7 3PZ



“ Prominent warehouse
on established
industrial estate ”

FOR SALE
WAREHOUSE PREMISES
WITH OFFICES AND PARKING
23,705 SQ FT

t: 01565 260 000
t: 01625 800 066

LOCATION

The subject premises are prominently located at the gateway to the popular and established Winsford Industrial Estate in Cheshire. The estate benefits from good access to the M6 motorway via Junction 18 and 19 as well as being within 1 mile of Winsford town centre and railway station. Road One is the main road through the estate and the unit is located close to the entrance to the estate offering maximum visibility.

DESCRIPTION

The unit comprises a detached warehouse/industrial facility which benefits from the following features:

- 2 Bay Steel frame construction
- 4m Eaves
- Showroom/offices to front elevation
- Customer Car Parking to front of site

ACCOMMODATION:

The unit has been measured in accordance with the RICS code of measurement practice (6th edition) and a gross internal floor area of 23,705 sq ft has been calculated.

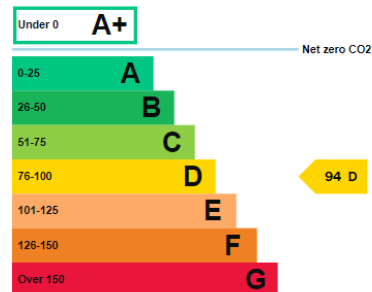
TENURE

Currently held on a 999 year virtual freehold. Title Number CH525774.

EPC

Energy rating and score

This property's energy rating is D.



BUSINESS RATES

Rateable Value £53,500

PRICE

POA

LEGAL FEES

Each side is responsible for their own legal fees.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Mark Sillitoe at ms@willsill.co.uk

Subject to contract
February 2024



Important Notice

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