

# WGO 27 | WGO 74

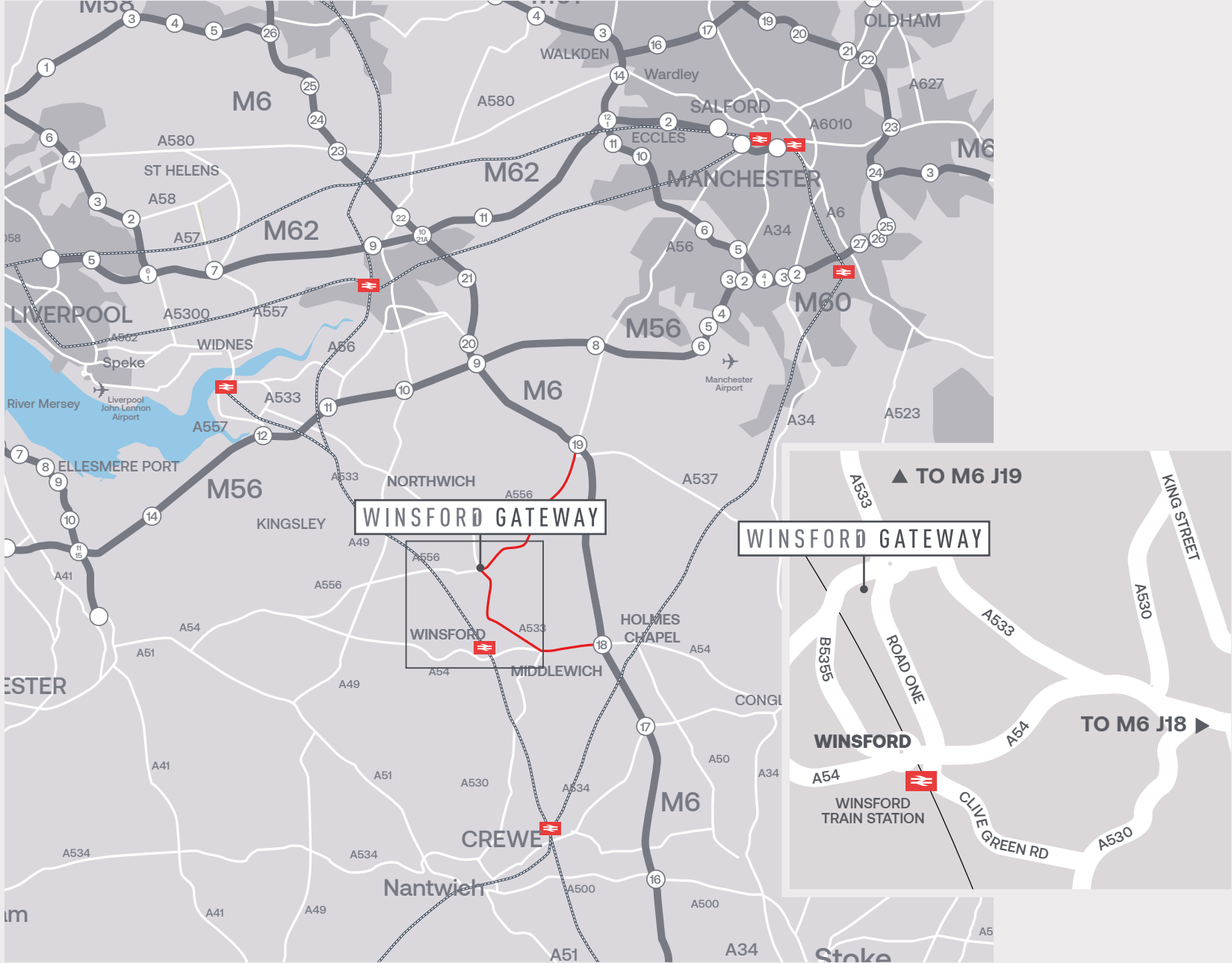
AT WINSFORD GATEWAY CW7 3QF



**TO LET / MAY SELL**  
**DESIGN & BUILD UNITS**

**27,728 SQ FT**  
(2,576 SQ M)  
on 1.77 acres site

**74,508 SQ FT**  
(6,922 SQ M)  
on 4.80 acres site



# LOCATION

Winsford is well located in the county of Cheshire approximately 30 miles (48km) south west of Manchester city centre, 33 miles (52km) south east of Liverpool, 10.5 miles (16km) north of Crewe and 16 miles (25km) east of Chester.



The location is well served by the national motorway networks with junction 18 of the M6 motorway being approximately 5 miles away and accessed via the A54. The A556 Northwich By-pass leads to Junction 19 of the M6, in addition to Junction 8 of the M56 Motorway approximately 15 miles to the north.



The M6 motorway provides easy access to the M56 leading to Manchester International Airport which is located approximately 23 miles away and is the UK's third largest airport in terms of both passenger and cargo handling.



The premises are situated approximately one mile from Winsford town centre and railway station. Winsford Station is part of the West Coast Main Line and includes direct links to some of the key national hubs on the UK rail network. The station provides regular services to Liverpool (35 mins) and Birmingham (65 mins).

MANCHESTER	25 Miles	45 Minutes
LIVERPOOL	36 Miles	55 Minutes
WARRINGTON	20 Miles	35 Minutes
STOKE-ON-TRENT	24 Miles	40 Minutes
BIRMINGHAM	65 Miles	80 Minutes



The estate  
extends to  
**380**  
ACRES

Total floor area  
in excess of  
**6M**  
SQ FT

THE FIRST INDUSTRIAL ESTATE IN  
THE UK TO BECOME A  
BUSINESS IMPROVEMENT DISTRICT (BID)

Home to nearly  
**150**  
BUSINESSES  
across a range  
of sectors

Employs around  
**4,000**  
PEOPLE

THE UK'S FIRST GREEN  
BUSINESS PARK

An estimated population of  
**103,300**  
in the Winsford & Northwich locality

The three  
wards of  
Winsford  
have a  
**population of**  
**C.32,610**

**WG** 27 | **WG** 74

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# NEW LIFE ON THE ROAD

**Winsford Gateway is a truly landmark scheme across over 30 acres at the northern entrance to Road One.**

It will breathe new life into the Road and provide a new build, state of the art, development comprising three complimentary land uses.



**WG<sub>27</sub> | WG<sub>74</sub>**

AT WINSFORD GATEWAY CW7 3QF





**WG** 74

**74,508 SQ FT**  
ON 4.80 ACRES SITE



# MASTER PLAN



**WG** 27

**27,728 SQ FT**  
ON 1.77 ACRES SITE

**WG** 27 | **WG** 74

AT WINSFORD GATEWAY CW7 3QF



# WG 27

AT WINSFORD GATEWAY CW7 3QF



**3 LEVEL ACCESS  
LOADING DOORS**



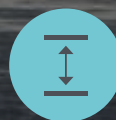
**210 KVA  
POWER SUPPLY**



**'A' TARGETING  
EPC 'A'**



**STEEL PORTAL  
FRAME  
CONSTRUCTION**



**8 METRES TO  
UNDERSIDE OF  
HAUNCH**



**EV  
CHARGING  
POINTS**



**25 METRE  
SECURE YARD**



**FIRST FLOOR OFFICE  
WITH EXPANSION  
CAPABLE**



**8 PERSON  
LIFT**



**21 CAR  
PARKING SPACES**



**FLOOR LOADING  
50 KN/SQM**

**WG 27 | WG 74**

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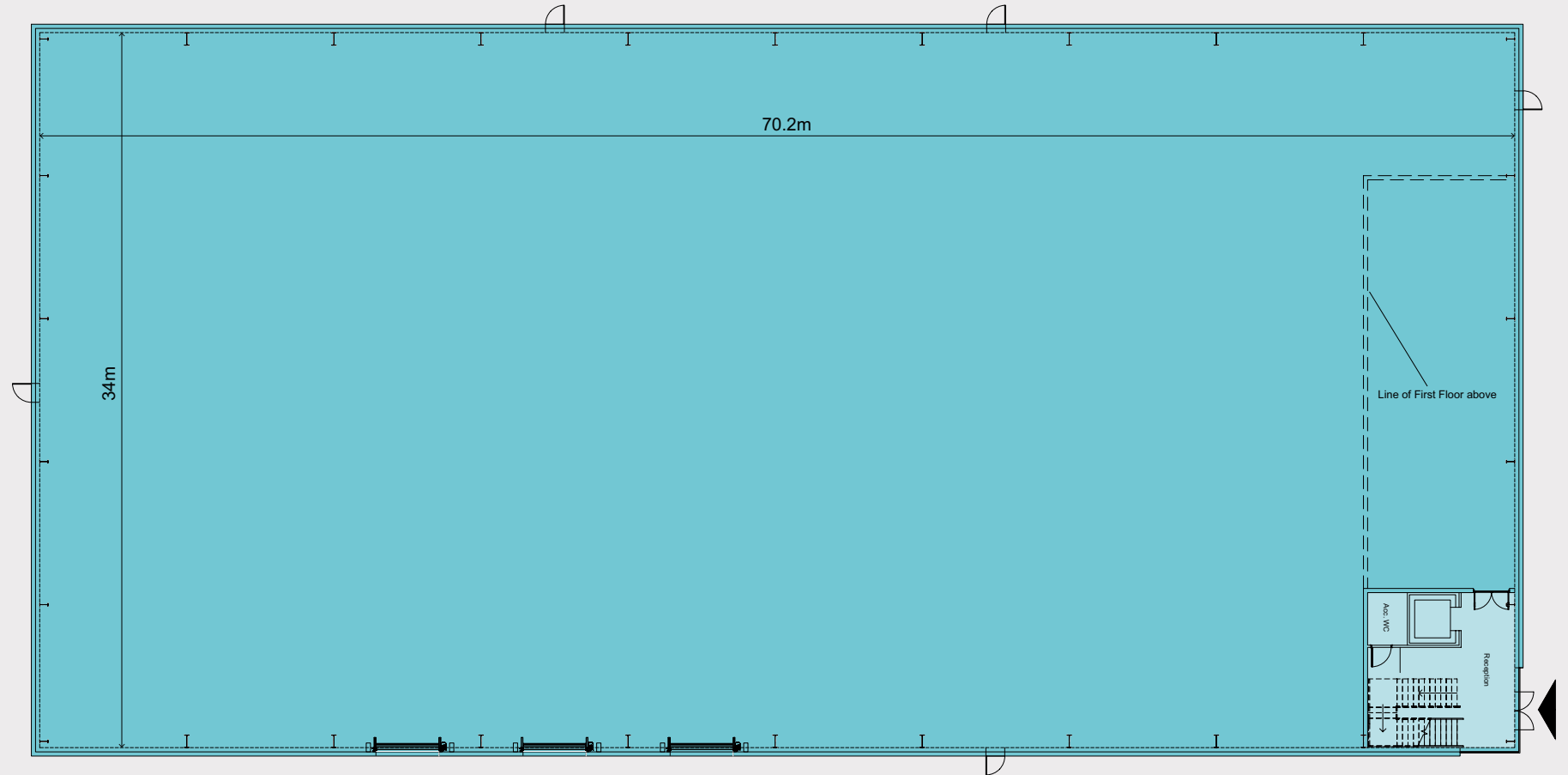


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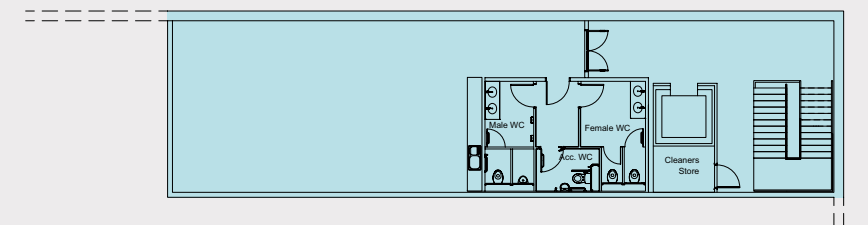
**27,728 SQ FT**  
(2,576 SQ M)  
**ON 1.77 ACRES SITE**

WAREHOUSE: (2,336 SQ M) 25,145 SQ FT  
OFFICES: (240 SQ M) 2,583 SQ FT

## FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



AT WINSFORD GATEWAY CW7 3QF



# WG 74

AT WINSFORD GATEWAY CW7 3QF



**6 DOCK LEVEL  
LOADING DOORS  
& 2 LEVEL ACCESS  
LOADING DOORS**



**350 KVA  
POWER SUPPLY**



**TARGETING  
EPC 'A'**



**STEEL PORTAL  
FRAME  
CONSTRUCTION**



**12 METRES TO  
UNDERSIDE OF  
HAUNCH**



**EV  
CHARGING  
POINTS**



**45 METRE  
SECURE YARD**



**FIRST FLOOR OFFICE  
WITH EXPANSION  
CAPABLE**



**8 PERSON  
LIFT**



**61 CAR  
PARKING SPACES**



**FLOOR LOADING  
50 KN/SQM**





AT WINSFORD GATEWAY CW7 3QF

**74,508 SQ FT**

**(6,922 SQ M)**

**ON 4.80 ACRES SITE**

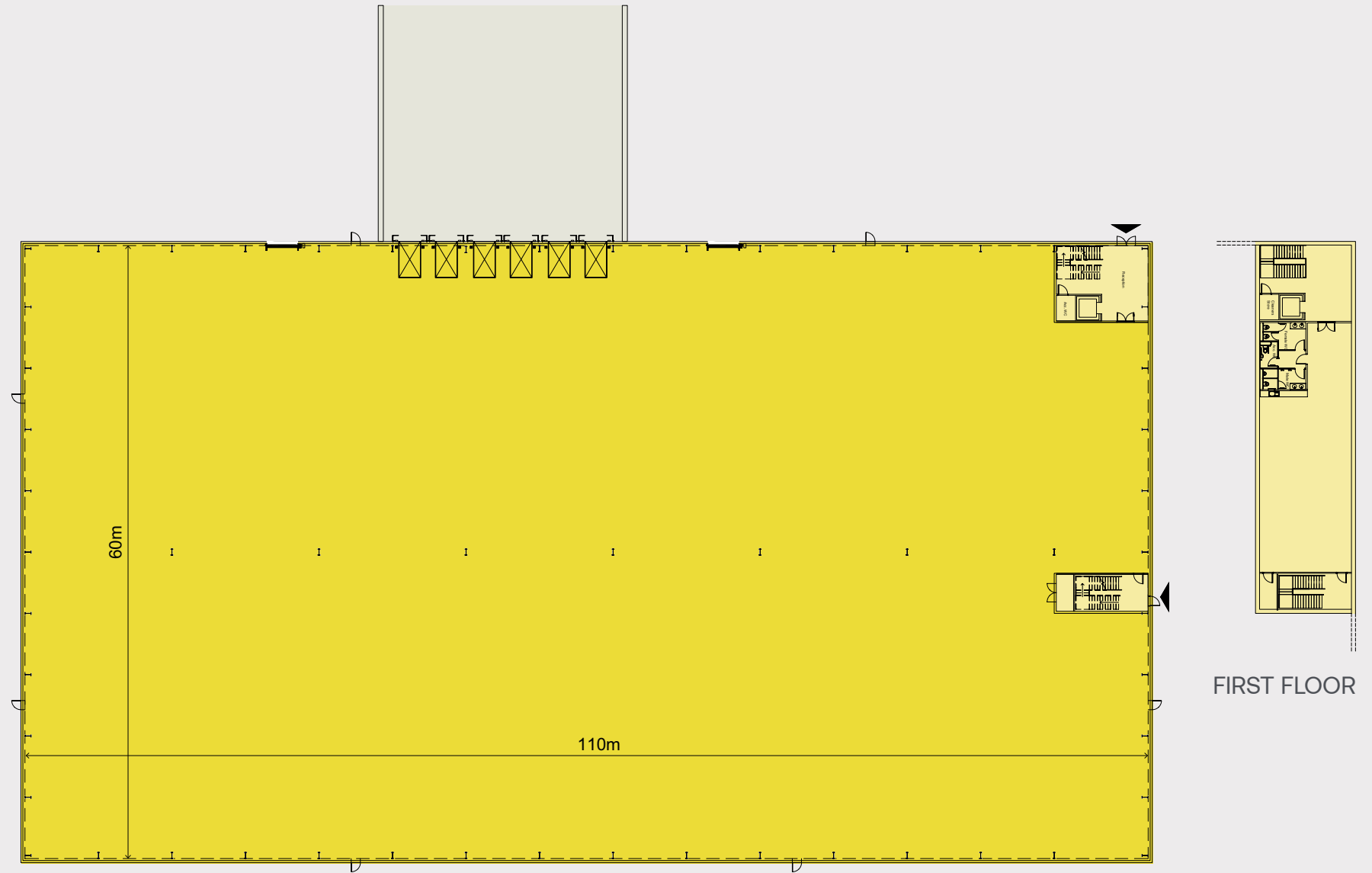
WAREHOUSE: **69,966 SQ FT (6,500 SQ M)**

OFFICES: **4,542 SQ FT (422 SQ M)**

# FLOOR PLAN



AT WINSFORD GATEWAY CW7 3QF



GROUND FLOOR

FIRST FLOOR





AT WINSFORD GATEWAY CW7 3QF

## TERMS

The units are available To let, or for sale on a freehold basis.

## CONTACT

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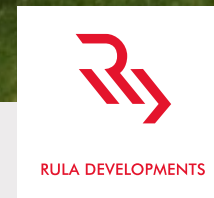
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A development by:



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