

WGG 27

WGG 74

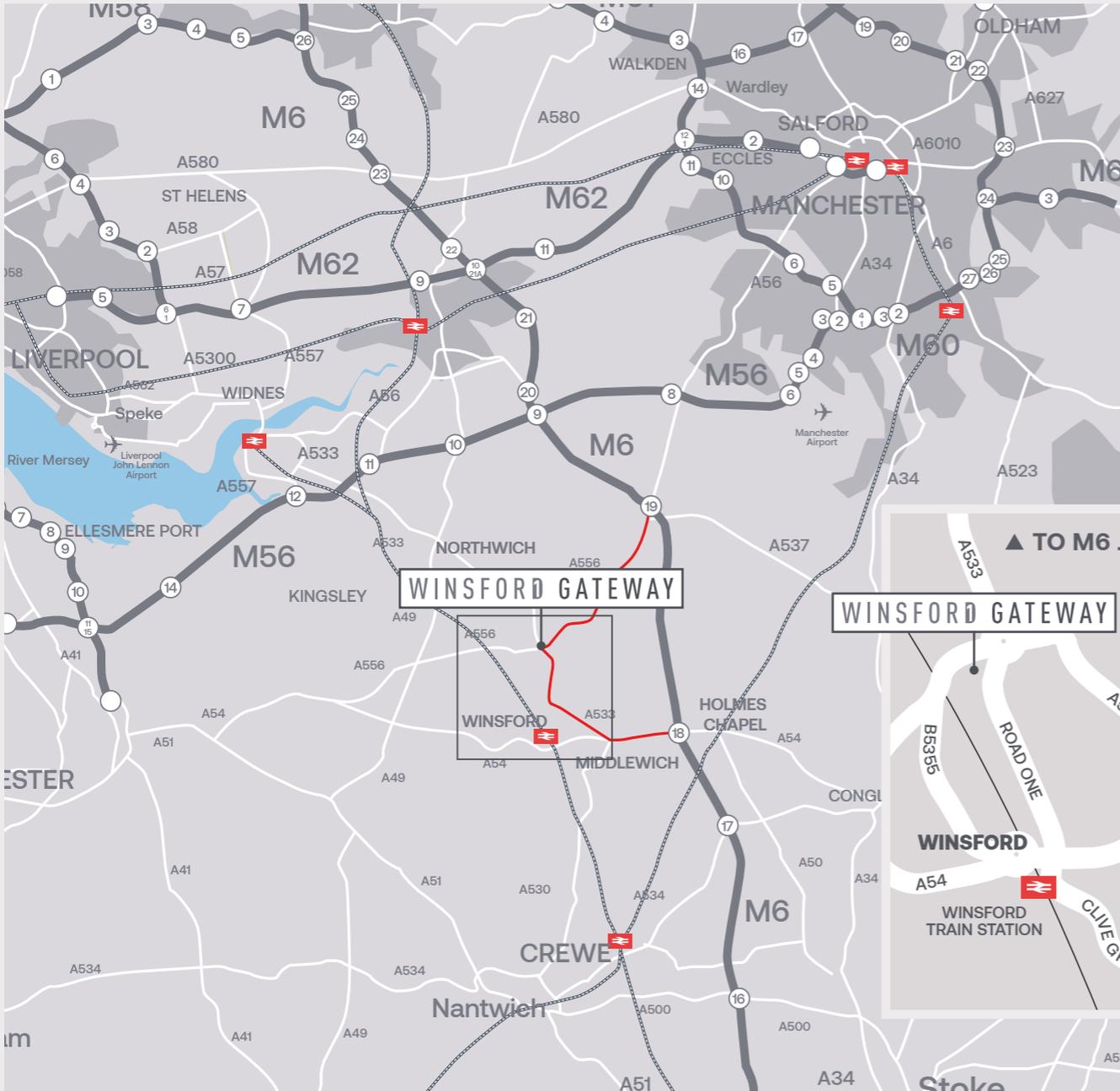
AT WINSFORD GATEWAY CW7 3QF



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**

WG₂₇ | WG₇₄

AT WINSFORD GATEWAY CW7 3QF



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.



WG²⁷ | WG⁷⁴

AT WINSFORD GATEWAY CW7 3QF



WG^{22.5}

WG⁷⁴

WG²⁷



Londis

SUBWAY

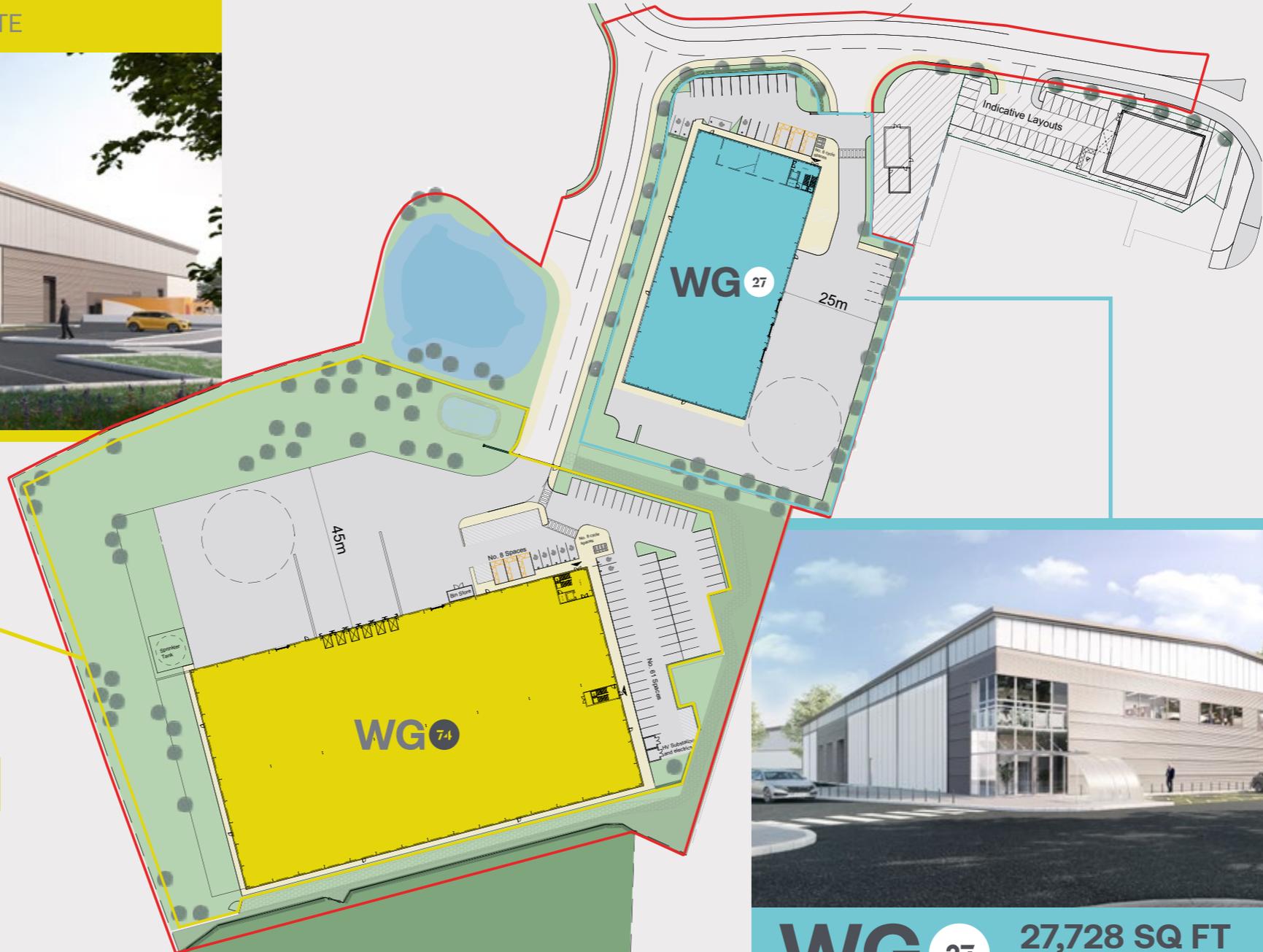
GREGGS

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

WVG 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

AT WINSFORD GATEWAY CW7 3QF

27,728 SQ FT

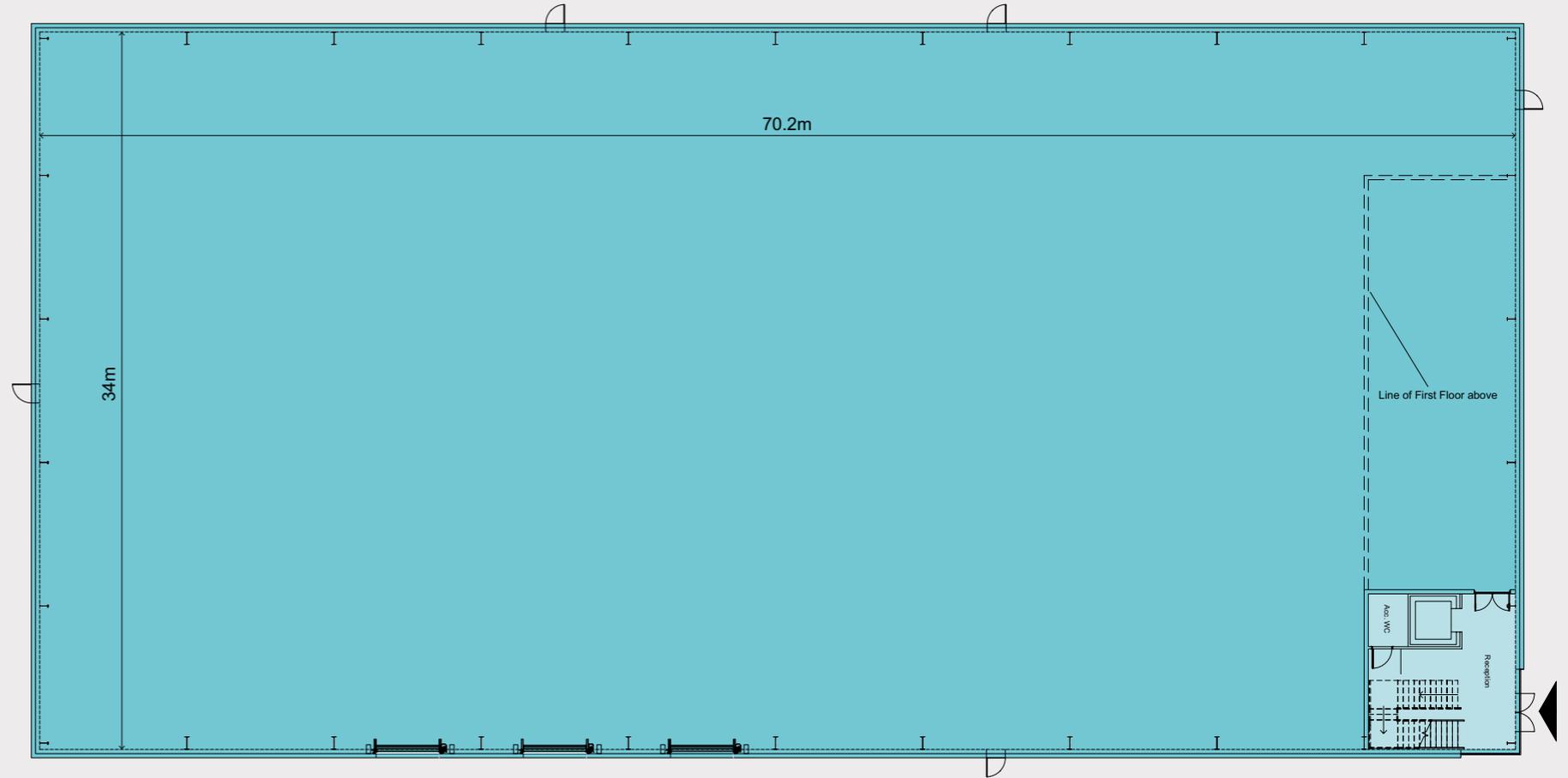
(2,576 SQ M)

ON 1.77 ACRES SITE

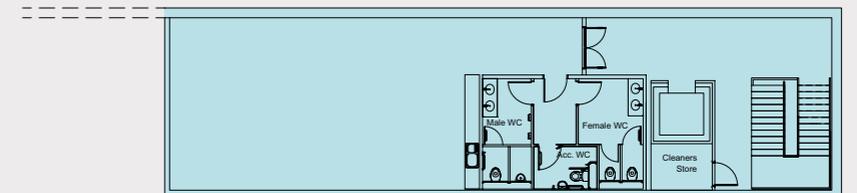
WAREHOUSE: (2,336 SQ M) 25,145 SQ FT

OFFICES: (240 SQ M) 2,583 SQ FT

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

WG 74

AT WINSFORD GATEWAY CW7 3QF



6 DOCK LEVEL
LOADING DOORS
& 2 LEVEL ACCESS
LOADING DOORS



350 KVA
POWER SUPPLY



'A' 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

WGO 74

AT WINSFORD GATEWAY CW7 3QF

74,508 SQ FT

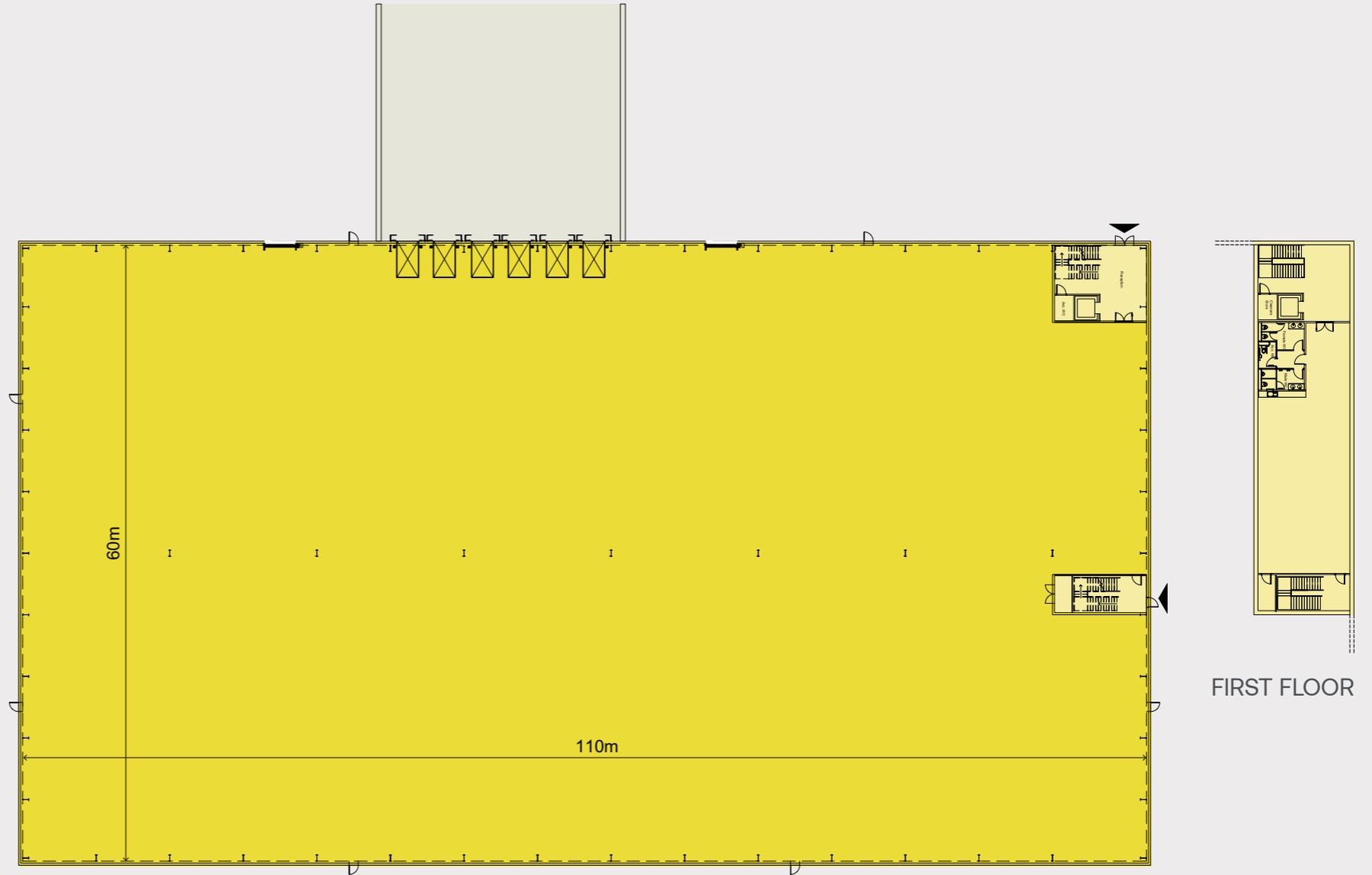
(6,922 SQ M)

ON 4.80 ACRES SITE

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

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

FLOOR PLAN



GROUND FLOOR

FIRST FLOOR

WG²⁷ | WG⁷⁴

AT WINSFORD GATEWAY CW7 3QF

TERMS

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

CONTACT

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

Matt Pochin
07831 445009
mattpochin@legatowen.co.uk

Sam Tarjomani
07939 360269
samtarjomani@legatowen.co.uk

CBRE
+44 (0)161 455 7666
www.cbre.co.uk

Paul Cook
07793 119221
paul.j.cook@cbre.com

Henry Farr
07780 225329
henry.farr@cbre.com



A development by:



WWW.WINSFORDGATEWAY.CO.UK