



AT WINSFORD GATEWAY CW7 3QF



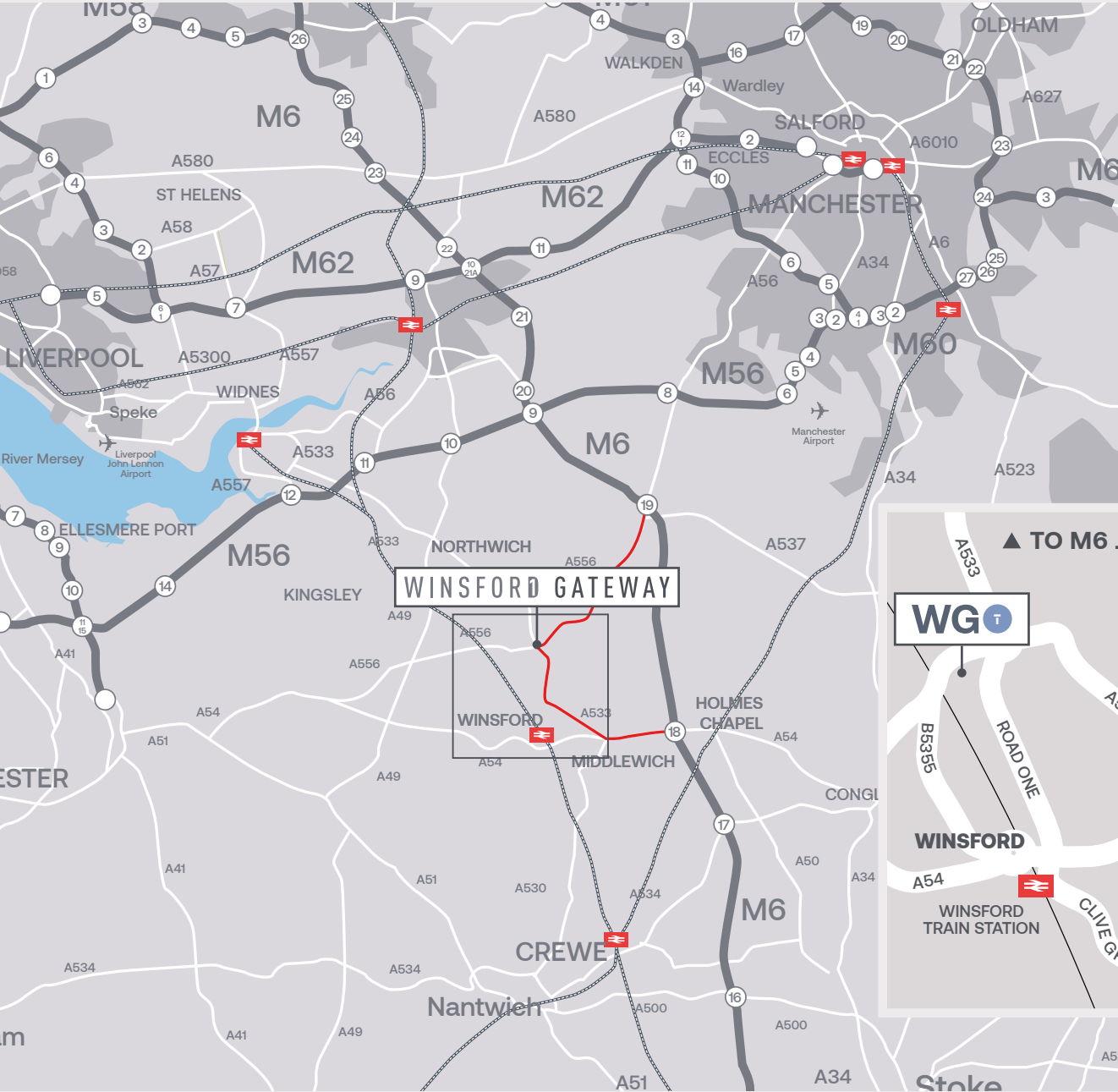
Planning permission granted

**TO LET / MAY SELL**

**SIX NEW BUILD  
TRADE COUNTER /  
WAREHOUSE UNITS**

**1,684 SQ FT TO  
3,058 SQ FT**

**(156.5 SQ M TO 284.1 SQ M)**



# 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**



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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.



UNDER  
OFFER

UNDER  
OFFER

STORAGE  
UNIT

WG 

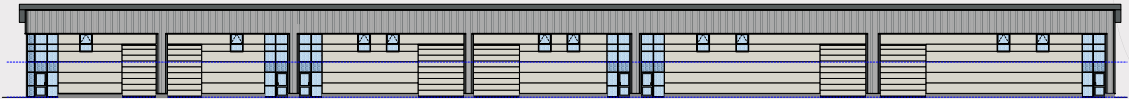
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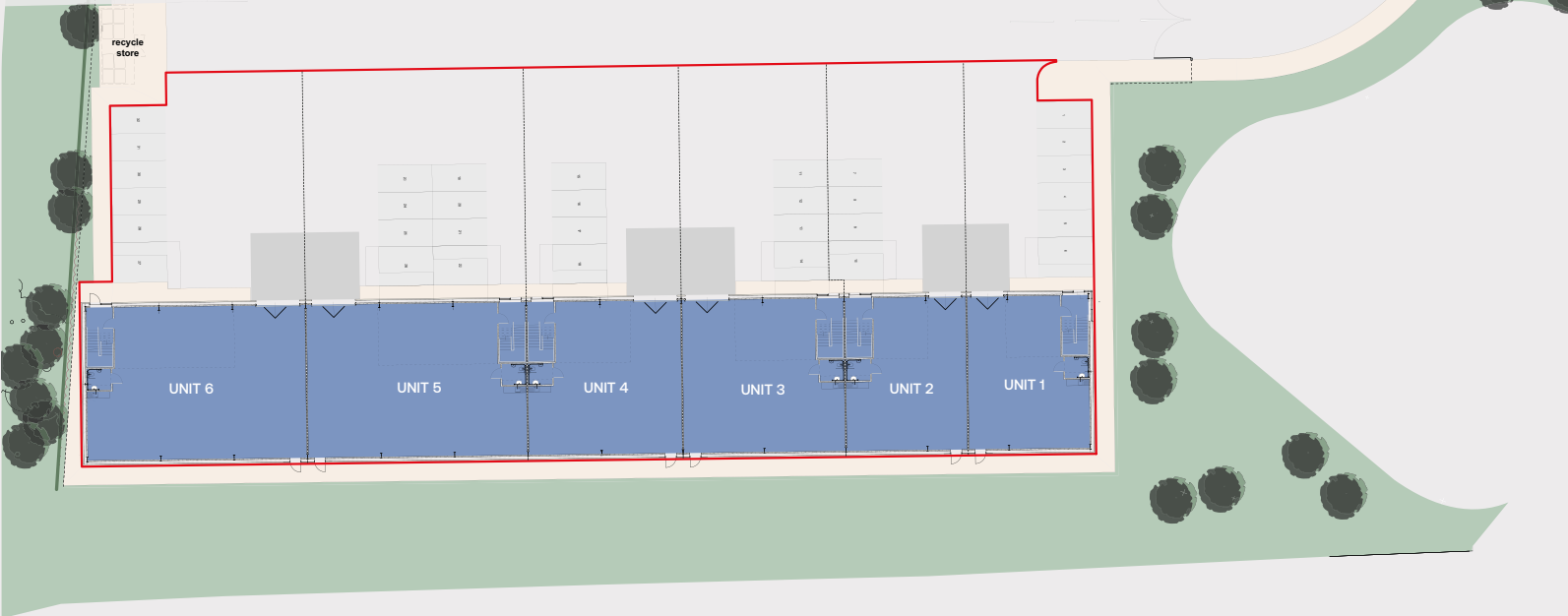




Elevations



1,684 SQ FT TO 3,058 SQ FT  
(156.5 SQ M TO 284.1 SQ M)



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UNIT 1	1,691 SQ FT	(157.1 SQ M)
Plus mezzanine of	463.8SQ FT	(43.1 SQ M)
TOTAL	2,154.8 SQ FT	(243.3 SQ M)
UNIT 2	1,684 SQ FT	(156.5 SQ M)
Plus mezzanine of	460.7SQ FT	(42.8 SQ M)
TOTAL	2,108.7 SQ FT	(199.3 SQ M)
UNIT 3	2,253 SQ FT	(209.3 SQ M)
Plus mezzanine of	608.1 SQ FT	(56.5 SQ M)
TOTAL	2861.1 SQ FT	(265.8 SQ M)
UNIT 4	2,142 SQ FT	(199.0 SQ M)
Plus mezzanine of	577.7SQ FT	(53.6 SQ M)
TOTAL	2,719.7 SQ FT	(252.6 SQ M)
UNIT 5	3,056 SQ FT	(283.9 SQ M)
Plus mezzanine of	826.5SQ FT	(76.8 SQ M)
TOTAL	3,882.5 SQ FT	(360.7 SQ M)
UNIT 6	3,058 SQ FT	(284.1 SQ M)
Plus mezzanine of	829.4SQ FT	(77.0 SQ M)
TOTAL	3,887.4 SQ FT	(361.1 SQ M)





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**MODERN  
INSULATED  
CLADDING**



**INSULATED ROLLER  
SHUTTER DOOR  
TO EACH UNIT**



**FEATURE  
GLAZED  
ENTRANCE**



**6.8M EAVES  
HEIGHT**



**32 CAR  
PARKING  
SPACES**



**30KN  
FLOOR  
LOADING**



**ATTRACTIVE SITE  
LANDSCAPING**



**LED LIGHTING**



**'A' TARGETTING  
EPC 'A'**

**BREEAM**

**TARGETING  
BREEAM  
EXCELLENT**



**2.4M PALADIN  
SECURITY FENCE &  
GATED ENTRANCE**



**PV READY  
ROOF**



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## TERMS

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

## CONTACT

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A development by:



**RULA DEVELOPMENTS**