DETACHED HIGH BAY
INDUSTRIAL / WAREHOUSE UNIT

TO LET
33,585 SQ FT

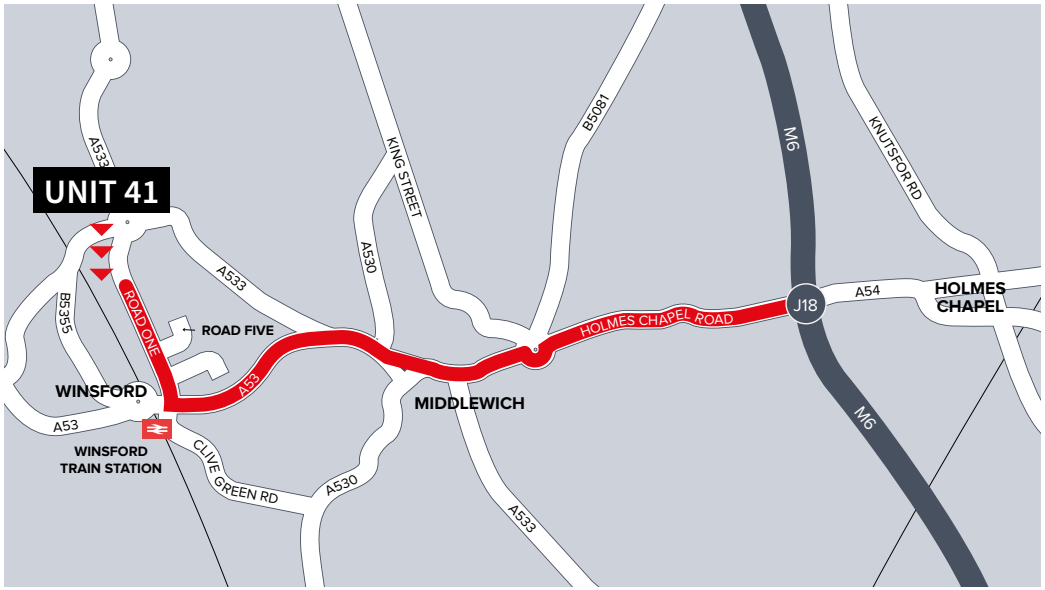
UNIT 41

ROAD ONE, WINSFORD INDUSTRIAL ESTATE, WINSFORD, CHESHIRE, CW7 3QB



Clear internal eaves to 13.5m


TO WINSFORD
TOWN CENTRE
A54
ROAD ONE
TIGER
TRAILERS
UNIT 41
WINSFORD GATEWAY DEVELOPMENT
ALLOCATION COMING SOON
WINSFORD GATEWAY
PETROL STATION;
BP, GREGGS,COSTA,
SUBWAY
TO M6 J18
BOSTOCK ROAD
TO M6 J19









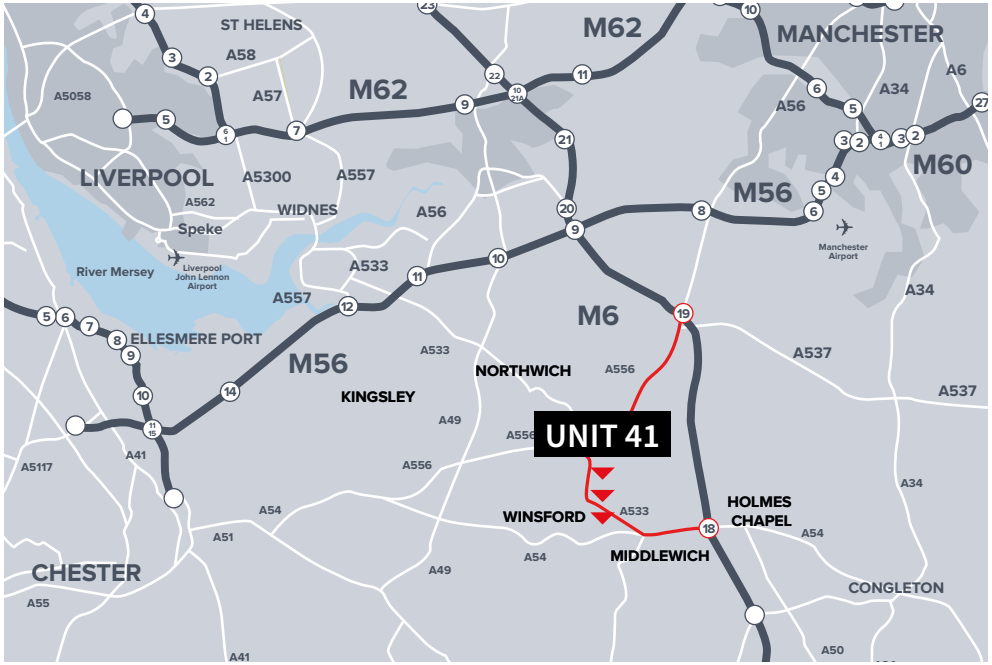




LOCATION

The premises are situated at the northern end of Road One on Winsford Industrial Estate.

The Estate is situated one-mile east of Winsford town centre, just off the A54 Middlewich Road, with access to the M6 at Junction 19 (11 miles to the North East) and Junction 18 (5 miles to the South East).



UNIT 41

WINSFORD INDUSTRIAL ESTATE, WINSFORD, CW7 3QB



ACCOMMODATION

	Sq M	Sq Ft
Warehouse	2,433.38	26,193
GF & FF Offices	687.22	7,392
GROSS INTERNAL AREA	**3,120.60**	**33,585**

THE PROPERTY

The unit is prominently located fronting Road One and is detached, sitting centrally within a regular shaped plot.

External Areas

- Tarmacadam car park to the front providing approximately 53 spaces
- Concrete access road to secure yard (35m x 54m)
- Chain link and palisade secure fence around yard
- Landscaping to frontage
- Potential extension to yard area to side elevation
- Building mounted security lights

Offices

- Two storey offices outside the frame of the industrial space
- Flat roof with parapet
- Insulated flat panel cladding to all elevations
- Feature reception and lobby area
- Office areas are a mix of open plan and cellular offices
- WC, kitchen facilities and board room
- Suspended ceiling with principally LED lighting
- Gas fired central heating
- Fire alarm and Intruder alarm
- Perimeter trunking and partial air conditioning
- 8 man passenger lift
- Double glazed windows

Warehouse

- Steel portal frame construction
- Insulated metal profile cladding to all elevations and roof
- Approximately 10% roof lights
- High level LED lighting
- Clear internal eaves to 13.5m
- Access via two electrically operated roller shutter doors (5.5m x 5.3m)
- Three phase electricity supply

UNIT 41

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TERMS

The premises are available by way of an assignment or sublease of the tenant's current lease on the premises, which expires on 28th September 2033.

There is a tenant only break option on 29th September 2028.

RENT

Upon application.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

BUSINESS RATES

The property has a Rateable Value of £179,000 as of 1st April 2026.

Therefore, the estimated rates payable will be approximately £85,920 for the 2026/27.

EPC

The property has an EPC rating of C (57). A copy of the certificate is available upon request.

PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.



VIEWING/ FURTHER INFORMATION

Strictly by appointment with the joint agents:

Richard Johnson
07980 837328
richard.johnson@jll.com

James Forshaw
07714 693 848
james.forshaw@jll.com

Matt Pochin
07831 445009
mattpochin@legatowen.co.uk

JLL
0161 828 6440

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

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