

TO LET/ FOR SALE | **Modern Industrial Unit**
All Enquiries



- Secure compound and loading area
- 958 sq. ft (89 sq.m)
- 4 dedicated parking spaces
- Easy access to the M6 (Jn 19) and the M56 (Jn 9)

Unit 2, Ellesmore Place, Wincham Avenue, Wincham, CW9 6GN



020 4 568 1402



info@hindleylawrence.co.uk



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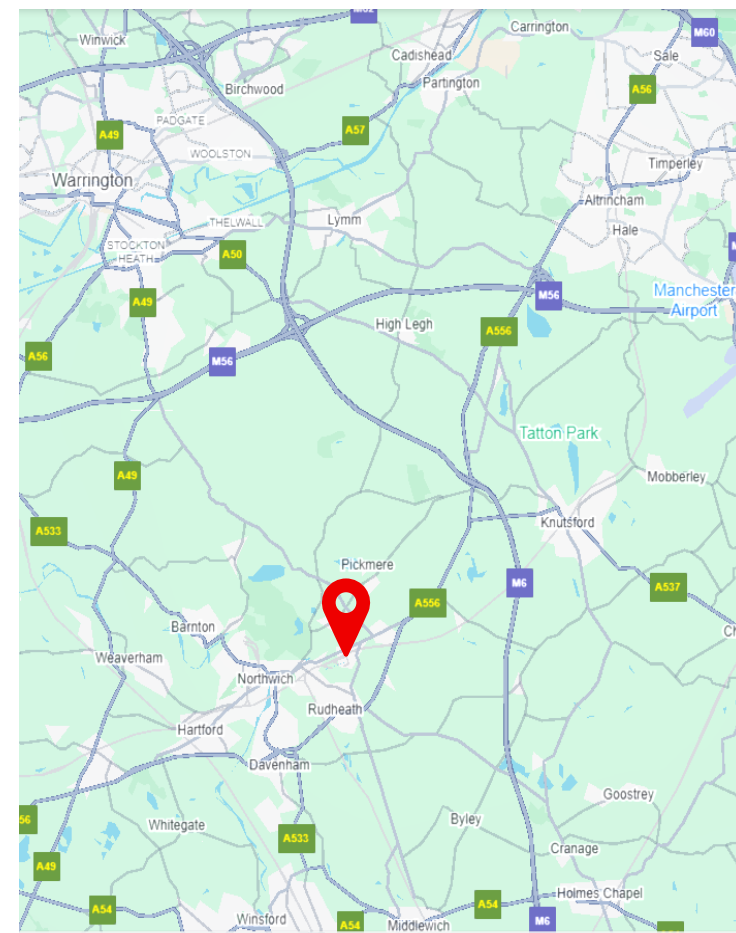
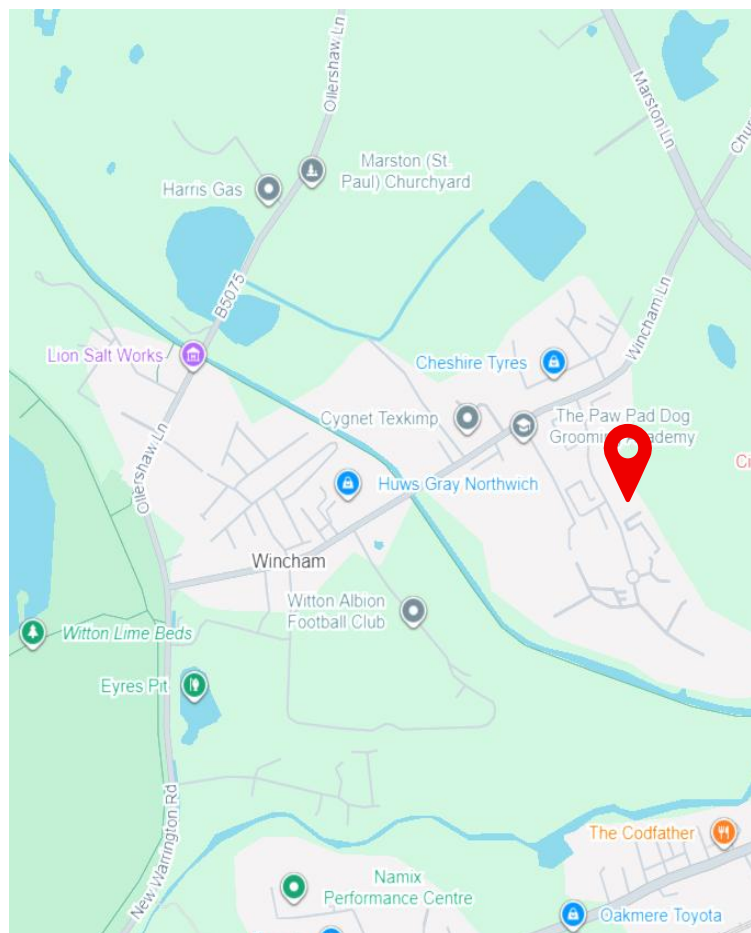
Location

Northwich is an affluent town in the County of Cheshire and is situated 18 miles east of Chester, 15 miles south of Warrington. Northwich benefits from excellent road communications, with the A559 leading directly to J19 of the M6 and the M56.

The property is situated in the village of Wincham, which is 2 miles East of Northwich and 6 miles from Knutsford. The property lies 5 miles from junction 19 of the M6 and 8 miles from junction 20 of the M56.

Manchester and Liverpool airports are within 23 miles and 14 miles respectively.

Location	Distance	
Northwich	2.5 miles	7 mins
Knutsford	6.6 miles	12 mins
M6 Junction 19	5 miles	10 mins
Manchester	21 miles	45 mins
Warrington	20 miles	25 mins
Northwich Railway Station	1.8 miles	5 mins



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Description

This property is 1 of 4 newly built terrace industrial units just off Wincham Avenue on Wincham Industrial Estate.

The unit totals approximately 89 sq.m (958 sq.ft) and comprises an open plan warehouse, office, kitchen, and WC accommodation.

Built to current building regulations, this modern unit is fully insulated and includes Mains 3-phase electricity, water and drainage and telephone lines.

The accommodation includes a warehouse, office, kitchen, and WC. To the front is an electric roller shutter door leading to the loading area and 4 parking spaces available with each unit.



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Planning

The premises has a valid B2 (General Industrial) planning consent. Interested parties are advised to make their own enquiries with the local Planning Department to verify the suitability of any alternative intended use.

Terms

The premise is available on a Leasehold basis for a minimum term of 5 years. Freehold offers may also be considered.

Rent and price on application.

Rates

The property has a Rateable value from 1st April 2017 of £4,500.

The property is however, exempt.

Data Room

[Click here](#) to access the data room.

Viewing Arrangements

Viewing arrangements are strictly via Hindley Lawrence, please contact:

Tony Hindley

☎ 07793 500352

✉ tony@hindleylawrence.co.uk

EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.



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