



**FOR RENT**

## **Unit 1, Road Four, Winsford Industrial Estate, Winsford, Cheshire, CW7**

**£ 70,000 Per Annum**

**1,590 - 9,245 Sq Ft (147.71 - 858.86 Sq M)**

- ✓ Located in the Heart of Cheshire
- ✓ Prominent Industrial / Trade Counter

- ✓ Corner Frontage

## Location

The property is prominently located at the junction of Road One with Road Four on this well-established industrial estate.

Winsford Industrial Estate is located in the heart of Cheshire offering excellent transport links with the M6 motorway and major A-roads linking the estate with Merseyside, Chester and North Wales; it is the UK's first Green Business Park and has benefitted from significant environmental improvements (Source: Cheshire West & Chester Council).

## Situation

A modern unit of steel portal frame construction having eaves of c.22'8" (6.9 metres), incorporating integral 2- storey offices to the front; there is an external parking / yard area. It has an overall site area of approximately 0.58 acre (0.24 hectare). Please note that the adjoining occupier has a right of way on foot and with or without vehicles to access the rear of their own premises, subject to contributing towards the cost of maintenance and repair according to use.

## Accommodation

| Area                        | Sq M          | Sq Ft        |
|-----------------------------|---------------|--------------|
| <b>Offices</b>              | <b>219.24</b> | <b>2,360</b> |
| <b>Industrial/Warehouse</b> | <b>639.62</b> | <b>6,885</b> |
| <b>Mezzanine</b>            | <b>147.71</b> | <b>1,590</b> |
| <b>TOTAL</b>                | <b>858.86</b> | <b>9,245</b> |

## Terms

The unit is available to let on a new effectively FRI lease for a term to be agreed, incorporating periodic "upward only" rent reviews.

## EPC

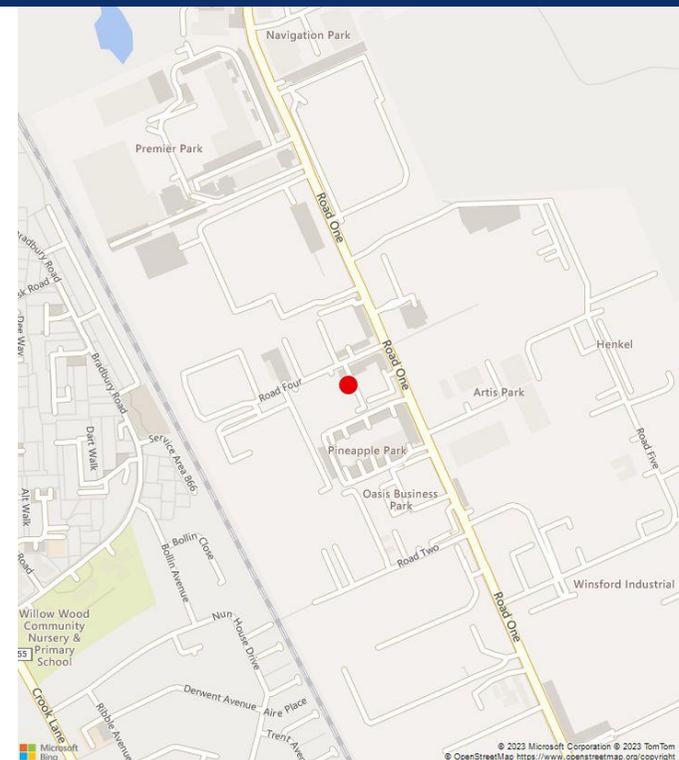
Rating C (62)

## VAT

Not applicable.

## Legal Costs

Each party is to be responsible for payment of their own legal costs.



## Contact Details

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## Surveyor

John Fifield  
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## Joint Agent Surveyor

Chris Jenkins  
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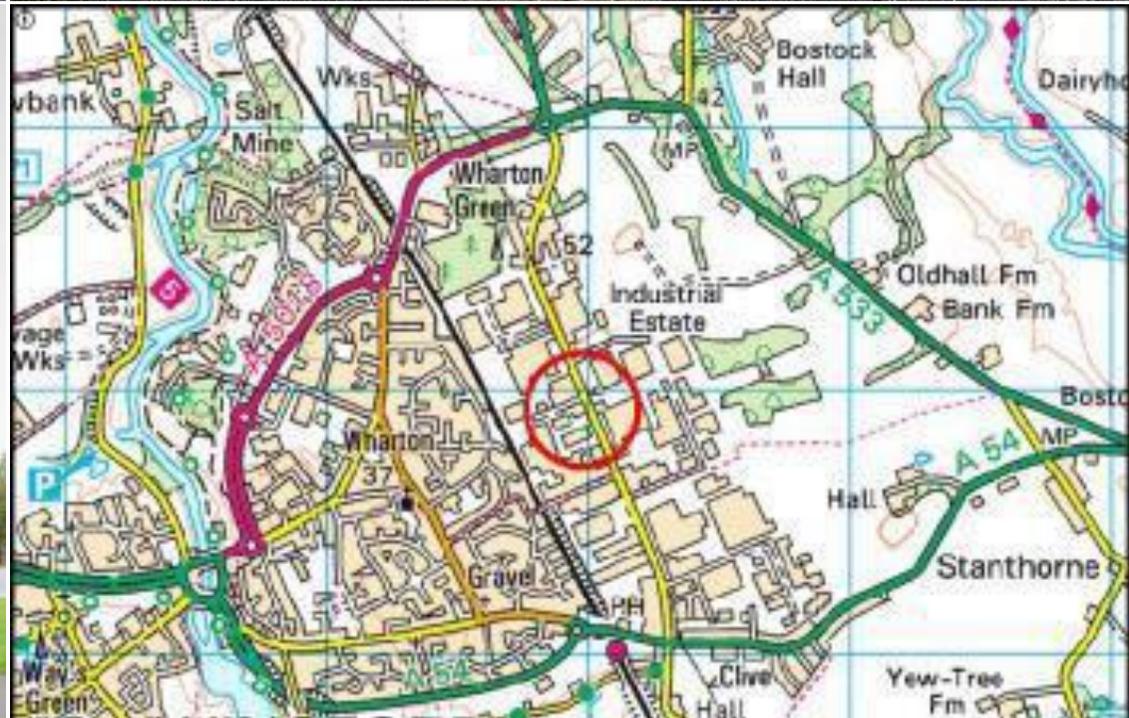
Overview

Description

Gallery

Contact

Unit 1, Road Four, Winsford Industrial Estate, Winsford, Cheshire, CW7 3QN



# Fifield Glyn

We're here to help, please contact us via the details below



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