



**BNP PARIBAS
REAL ESTATE**

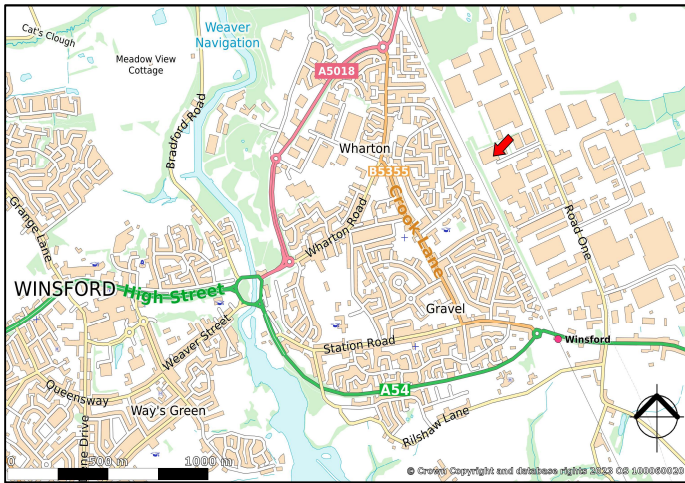
INDUSTRIAL WAREHOUSE PREMISES – TO LET

Unit 1, Road Four, Winsford CW7 3RS



29,124 sq ft (2,706 sqm)

- Situated on an established trading estate
- Dedicated parking



LOCATION

Winsford is a town within Cheshire West which is accessed via A54 with connections to the M6. Winsford is 9.8 miles north of Crewe, 18 miles east of Chester and 28.9 miles from Manchester.

The property is situated on Winsford Industrial Estate, an established trading park, to the east of the town centre. The property is situated off Road One on Road Four.

Surrounding occupiers include: JD Doors, Wheelwash, Safety Shield Global, Jiffy Packaging and Martin Dawes.

DESCRIPTION

The property is a single-storey unit of steel portal framed construction with brick elevations and metal profile cladding on the front elevation.

- Eaves height 3.7m, extending to 6.3m at the apex
- Electric roller shutter doors
- Two maintenance pits
- Dedicated parking
- Yard
- Office accommodation
- Canteen facilities
- WCs and shower
- Mezzanine

The unit comprises the following approximate GIA measured floor areas:

DESCRIPTION	SQM	SQ FT
Unit 1	2,706	29,124

TERMS

The property is available to let by way of sub-let or assignment.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

EPC

An EPC will be available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Further information is available, as well as arrangements for viewings, which will be strictly by arrangement through:

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