

MODERN DISTRIBUTION FACILITY

**107,311 SQ FT (9,970 SQ M)**

13M MIN INTERNAL HEIGHT/AVAILABLE Q2 2019



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## DESCRIPTION

Winsford Industrial Estate is a well established Manufacturing and Distribution Park centrally located within Cheshire, midway between Junctions 18 and 19 of the M6. Major occupiers on the Estate include Linpac, H&M, Henkel and Advanced Medical Solutions.

The property is located in a highly prominent position fronting Road One, the main arterial road through the Industrial Estate providing immediate access to the A533.



Advanced Medical Solutions Group plc



JUNCTION 18/19 M6

# MAXIMUS

ROAD ONE • WINSFORD INDUSTRIAL ESTATE • CW7 3QN





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## SPECIFICATION

The building provides the following specification:

- > Self-contained unit
- > Full perimeter security fence with electric security gate
- > Fully fitted 2 storey office accommodation
- > Separate, extensive parking for circa 90 cars
- > HGV designated parking for approximately 17 trailers
- > 6 dock level access and 4 level access doors
- > 13m internal height to underside of haunch
- > 46m depth service yard
- > Floor loading of 50 KNm<sup>2</sup> with a minimum point loading of 10 tonnes
- > High level sodium lighting
- > Gatehouse and barrier controlled access and egress system
- > Potential to create additional overspill parking





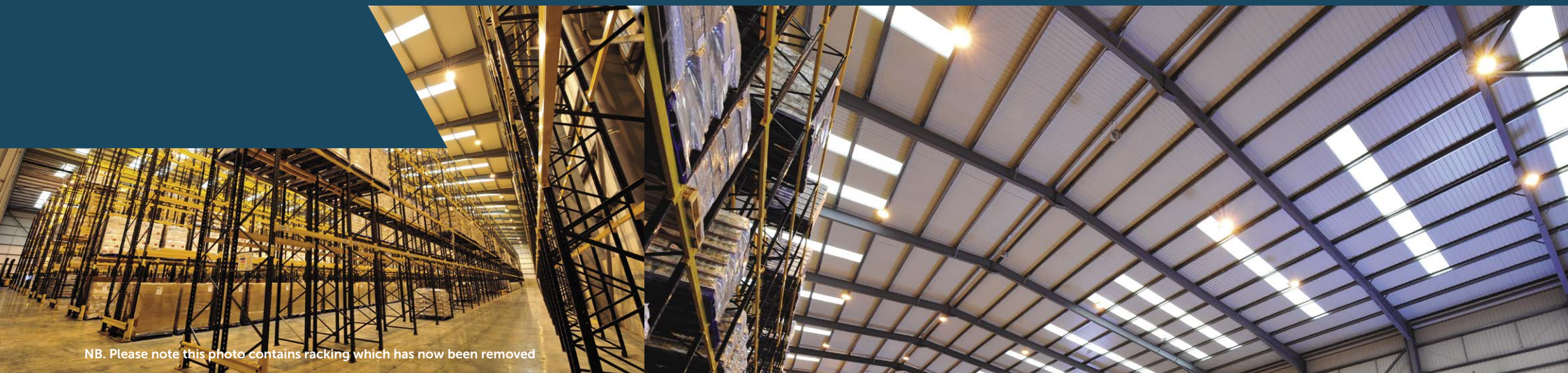
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NB. Please note this photo contains racking which has now been removed

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## ACCOMMODATION

Maximus offers the following accommodation details:

|                           | sq m         | sq ft          |
|---------------------------|--------------|----------------|
| Warehouse                 | 9,606        | 103,394        |
| Ground Floor Offices / WC | 155          | 1,665          |
| First Floor Offices       | 189          | 2,038          |
| Gatehouse                 | 20           | 214            |
| <b>Total</b>              | <b>9,970</b> | <b>107,311</b> |

Site of 6.0 Acres (2.43 ha).



Fully secure,  
self contained site



4 level  
access doors



6 dock level  
access doors



17  
trailer bays



Extensive  
car parking



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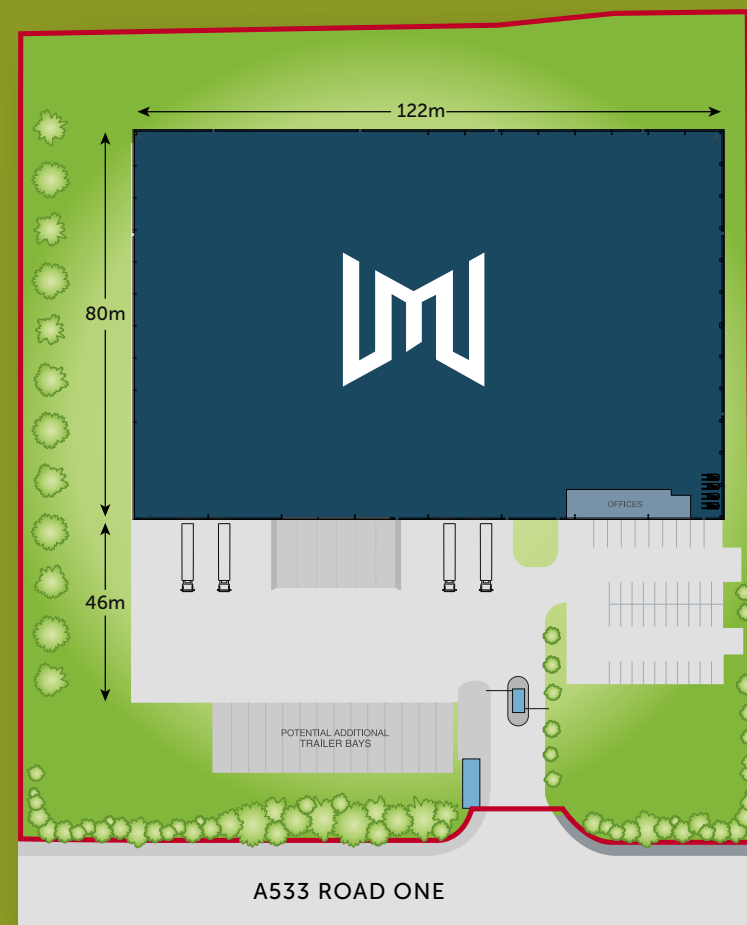
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## SITE PLAN



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JUNCTION 18/19 M6

The Maximus logo, featuring a stylized 'M' icon followed by the word 'MAXIMUS' in a bold, sans-serif font. The 'M' icon is composed of three vertical bars of varying heights, creating a sense of movement or a stylized letter. The word 'MAXIMUS' is in all caps, with the 'M' and 'U' in a darker blue and the other letters in white.

ROAD ONE • WINSFORD INDUSTRIAL ESTATE • CW7 3QN

## LOCATION

The building is prominently located fronting Road One, Winsford which links directly to the A533 and subsequently the A556(T). The A556 provides access to Junction 19 of the M6 motorway, approximately 9.5 miles away, and the M56 motorway beyond. Junction 18 of the M6 motorway is within 5 miles of the subject property and accessed via the A54.



## DIRECTIONS

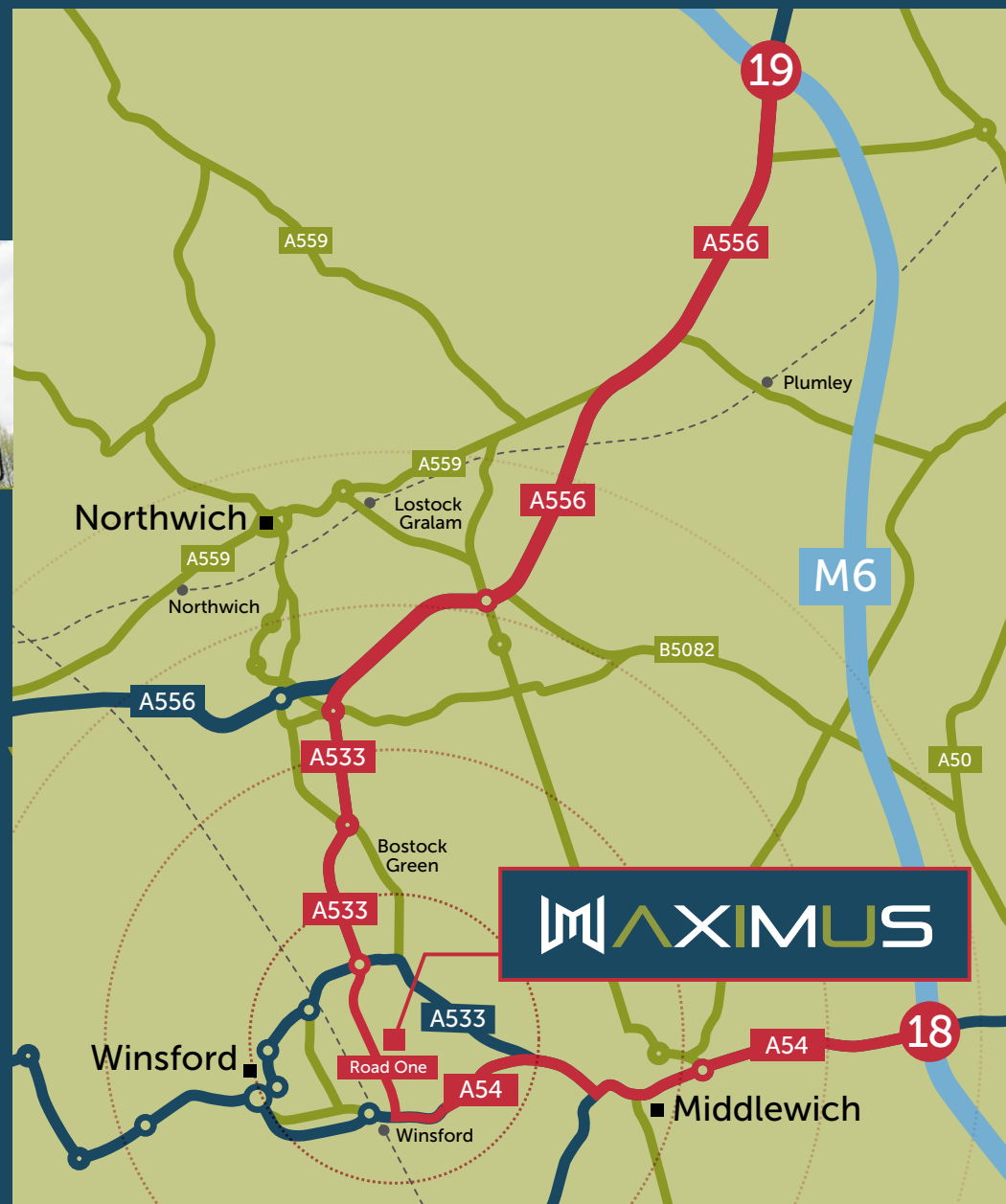
## FROM THE M6 J18

Take the A54 to Winsford. At the first set of traffic lights turn right along Road One and the building is located approximately half a mile on the right hand side.



## FROM THE M6 J19

Head south along the A556 trunk road for approximately 6.5 miles. Take the route signposted Winsford along the A533 and the building is located on the left hand side, approximately half a mile down Road One.





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## TERMS

The building is available on a new lease for a term of years to be agreed.  
Rental on application.

## LEGAL COSTS

Each party is responsible for their own legal costs in any transaction.

## RATES

Please make enquiries directly with the local authority.

## VAT

The landlord may elect to charge VAT at the prevailing rate.

## EPC

A certificate is available on request.



## VIEWING

Strictly by appointment with the joint agents.

ON THE INSTRUCTIONS OF



[www.maximus-winsford.com](http://www.maximus-winsford.com)



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