

Unit 15, Road Five, Winsford Industrial Estate, Winsford CW7 3SG



Modern Good Quality Industrial Unit with Offices

15,940 sq ft (1,480.8m²)

Situation:

The property is situated on Road Five, close to its junction with Road One on the Winsford Industrial Estate. The southern end of Road One links with the A54 Middlewich Road which provides direct access to Junction 18 of the M6 motorway. Alternatively, at the northern end of Road One, the A533 provides access to the A556 Northwich Bypass which provides direct access to Junction 19 of the M6 motorway which in turn provides access to the M56, M62 and M60 motorways. Manchester Airport is approximately 25 minutes' drive from Winsford Industrial Estate with regional rail freight terminals situated in Liverpool and Manchester with supplementary freight terminal at Warrington and a Motorail terminal at Crewe.

Winsford is located approximately 30 miles south-west of Manchester, 30 miles south-east of Liverpool, 23 miles east of Chester and 15 miles south of Warrington.

Description:

The premises comprise a self-contained warehouse with integral two-storey offices. The warehouse comprises a single span, steel portal frame building having a clear height to the underside of haunch of 8m with cladding comprising a combination of built-up profiled steel cladding and composite panels under a galvanised steel sheet insulated roof with 10% roof lights.

Internally, there are two-storey self-contained offices with internal blockwork partitions with perimeter trunking and suspended ceilings with integral light fittings, together with kitchens and WC facilities.

Servicing is via a single overhead, vertical lift electrically operated roller shutter door to the front.

Outside:

Concrete yard with car parking for 27No cars surrounded by secure palisade fence.

Accommodation:

The unit provides the following Gross Internal Area:

Ground Floor Warehouse:	(10,544 sf)	979.6m ²
Ground Floor Offices:	(2,697 sf)	250.6m ²
First Floor Offices:	(2,697 sf)	250.6m ²
Total:	(15,939 sf)	1,480.8m²

Minimum eaves height 26ft 3in (8m)

Rating Assessment:

The property appears in the 2017 Rating List as follows:

Workshop & Premises:
Rateable Value: £72,000

Uniform Business Rate 2017/18: 51.0p

Purchase Price

£950,000

Rental:

Alternatively, the property is available by way of a new equivalent Full Repairing and Insuring Lease for a term to be agreed at an initial rental £77,500 pa.

VAT:

All prices subject to VAT.

Legal Costs:

Each party to be responsible for their own legal costs.

EPC:

The property has an Energy Performance Assessment Rating of "C 51-75".

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 1
Road Five
Winsford Industrial Estate
WINSFORD
CW7 3SG

Certificate Reference Number:
0270-3968-0399-3130-0044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbb.

Energy Performance Asset Rating

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Net zero CO₂ emissions

57 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 953
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 18.98

Benchmarks

Buildings similar to this one could have ratings as follows:
50 If newly built
108 If typical of the existing stock

Inspection:

By arrangement with the Sole Agents:.

Fifield Glyn
No. 1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD
Contact: Richard N.D. Smith
Tel: 01606 351351
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SUBJECT TO CONTRACT

RNDS/DB/4226

May 2017

Fifield Glyn
No.1 Royal Mews
Gadbrook Park
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