

COMMERCIAL PROPERTY CONSULTANTS  
**01270 621001**

[www.lamonts.co.uk](http://www.lamonts.co.uk)

Industrial

# TO LET

Modern Industrial Building  
Good Specification Offices  
Approximately 10,745 sq. ft. (998.25 sq. m.)



Unit 5  
Premier Park, Road One, Winsford  
Cheshire, CW7 3PH



Nantwich Court, Hospital Street, Nantwich, Cheshire CW5 5RH Fax: 01270 624349 Email: [property@lamonts.co.uk](mailto:property@lamonts.co.uk)

### Location

Premier Park fronts Road One of the Winsford Industrial Estate. The southern end of Road One links with the A54 Middlewich Road, which in turn provides access to the M6 motorway at Junction 18. Alternatively, at the northern end of Road One, the A533 provides access to the A556 Northwich by-pass which links to Junction 19 of the M6 motorway. Manchester Airport is approximately 25 minutes drive from the park. Regional rail freight terminals are situated in Liverpool and Manchester and are supplemented by a freight terminal at Warrington and a motor rail terminal at Crewe.

### Description

Premises are constructed of a twin bay steel frame with flat panel insulated cladding and fully lined elevations and roof.

Premier Park is securely fenced and surrounded by private perimeter estate road giving access to individual entrances, loading areas, together with extensive vehicle parking spaces.

### Specification

- High quality cladding system
- Extensive car parking
- 30KN per sq. m. of floor loading
- High specification offices, reception, W.C. and kitchens
- Two up and over access doors
- Eaves height to underside of haunch 3.5m
- High level sodium and strip lighting
- Loading to the front of unit

### Terms

The unit is available to lease at a rent of £3.95 per sq. ft. exclusive.

### Service Charge

### Accommodation

Approximately 10,745 sq. ft. (998.25 sq. m.).

### Business Rates

All enquiries should be made to Cheshire West Council.

### Legal Costs

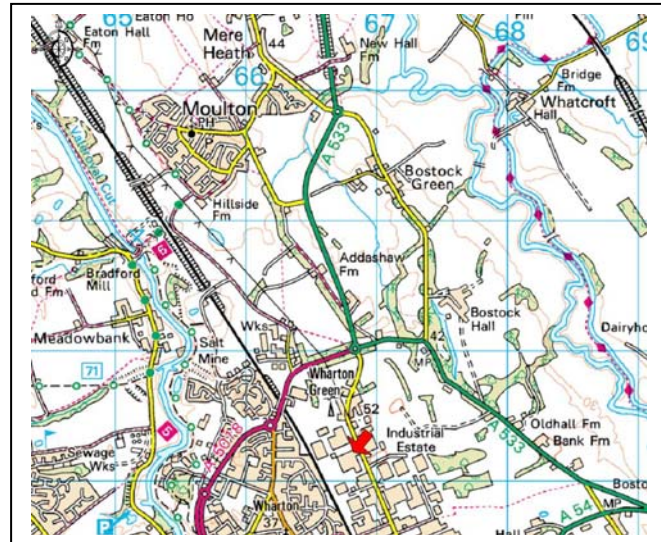
Each party to be responsible for the payment of their own legal fees incurred in any transaction.

### VAT

VAT, if applicable will be payable at the standard rate.

### Viewing

Strictly by appointment with Lamont Commercial Limited. Contact Matthew Pochin. Telephone: 01270 621001. Email: mpochin@lamonts.co.uk



| Energy Performance Certificate  |   |
|---|---|
| Non-Domestic Building   |   |
| Unit 5, Premier Park<br>Road One<br>Winsford Industrial Estate<br>WINSFORD<br>CW7 3PH   | Certificate Reference Number:<br>0940-1945-0382-2950-6030 |
| 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 <a href="http://www.communities.gov.uk/epbd">www.communities.gov.uk/epbd</a> . |   |
| <b>Energy Performance Asset Rating</b>  |   |
| More energy efficient<br>A 92-100<br>B 81-91<br>C 69-80<br>D 55-68<br>E 46-54<br>F 35-45<br>G 21-34<br>Less energy efficient  |   |
| 69  |   |
| <b>Technical Information</b>  |   |
| Main heating fuel:  | Natural Gas   |
| Building environment:   | Air Conditioning  |
| Total useful floor area (m <sup>2</sup> ):  | 1709  |
| Building complexity (NOS level):  | 3   |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):  | 24.57   |
| <b>Green Deal Information</b>   |   |
| The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.  |   |
| <b>Benchmarks</b>   |   |
| Buildings similar to this one could have rating as follows:   |   |
| 32  | If newly built  |
| 34  | If typical of the existing stock                          |



01270 621001

NANTWICH COURT, HOSPITAL STREET, NANTWICH CW5 5RH

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lamont Commercial Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.