

TO LET:

Modern industrial unit
with high specification offices

5,997 sq ft

(557 sq m)



PremierPark

UNIT 6 Winsford Industrial Estate CW7 3PH

Description

The premises are constructed of twin bay steel frame with flat panel insulated cladding and fully lined elevations and roof. Premier Park is securely fenced and surrounded by a private perimeter estate road giving access to individual entrances, loading area, together with extensive vehicle parking spaces.



Specification

- High quality cladding system
- Fully refurbished
- High specification offices, reception, WC and kitchen
- High level sodium and strip lighting
- Extensive car parking
- Loading to the front of unit
- Up and over access doors
- Secure site
- 30Kn per sq m floor loading
- Flexible terms
- Good access to J18 M6 motorway
- Prominence to Road One



Accommodation

UNIT 6 offers the following available space:-

	GIA Sq ft	GIA Sq m
UNIT 6	5,997	557.12



Location

Premier Park fronts Road One, the main estate road through 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 & Manchester and are supplemented by a freight terminal at Warrington and a motor rail terminal at Crewe.



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Terms

On application.

EPC

An Energy Performance Certificate is available on request.

Viewing

All enquiries to the joint letting agents CBRE and Legat Owen.

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