



WINSFORD
CW7 3PH



Units 2/14

Winsford Industrial Estate

PremierPark

Junction 18 & 19 M6, Winsford

TO LET

Industrial Warehouse

24,000 sq ft (2,230 sq m)

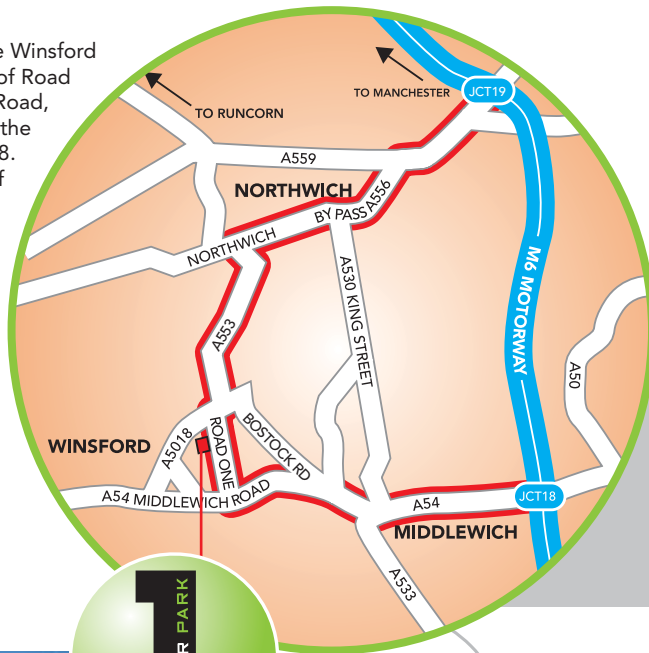
Potential for sub-division from 10,000 sq ft

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 & Manchester and are supplemented by a freight terminal at Warrington and a motor rail terminal at Crewe.



**WINSFORD
CW7 3PH**



DESCRIPTION

The premises are constructed using a steel portal frame and clad in a high quality Hoesch panel system with insulated and fully lined elevations and ceilings.

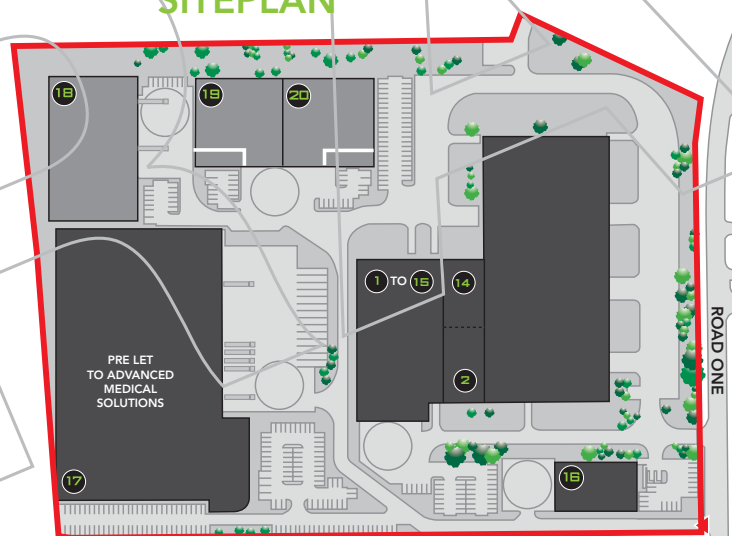
Premier Park is securely fenced and surrounded by a perimeter private estate road, giving access to individual entrance/loading areas, together with extensive external vehicle parking space.



SPECIFICATION

- High quality cladding system
- Extensive car parking
- Secure site
- Potential for additional trailer parking
- 30Kn per sq m floor loading
- Office content and WC facilities
- Flexible terms
- Yard area to rear
- 3.4m clear eaves height

SITEPLAN



ACCOMMODATION

Warehouse	22,816 sq ft	2,120 sq m
Offices	1,184 sq ft	110 sq m
TOTAL	24,000 sq ft	2,230 sq m

TERMS

On application.

FURTHER INFORMATION

Please contact either:

Matthew Pochin

DD: 01270 621005 email: mpochin@lamonts.co.uk

Paul Cook

DD: 01925 754754 email: paul.j.cook@cbre.com

MISREPRESENTATION ACT: Lamont and CB Richard Ellis for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given with out responsibility of Lamont or CB Richard Ellis or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Lamont or CB Richard Ellis cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Lamont or CB Richard Ellis has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Lamont or CB Richard Ellis will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. September 2009. Designed & produced by CW Advertising Tel 01282 858200.

