

FOR SALE/TO LET

LegatOwen
CHARTERED SURVEYORS
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**Road Four, Winsford Industrial Estate,
Winsford. CW7 3RS**

SELF CONTAINED OFFICES

**From 2,049 to 4,441 Sq Ft
(190 Sq M to 413 Sq M)
On A Site Area of Circa 0.59 Acres**

WITH CAR PARKING ON SECURE SITE



LOCATION

The office premises are located on Road Four which joins Road One being the main estate road through Winsford Industrial Estate. The southern end of Road One links to the A54 Middlewich Road which in turns 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 from the Estate.

DESCRIPTION

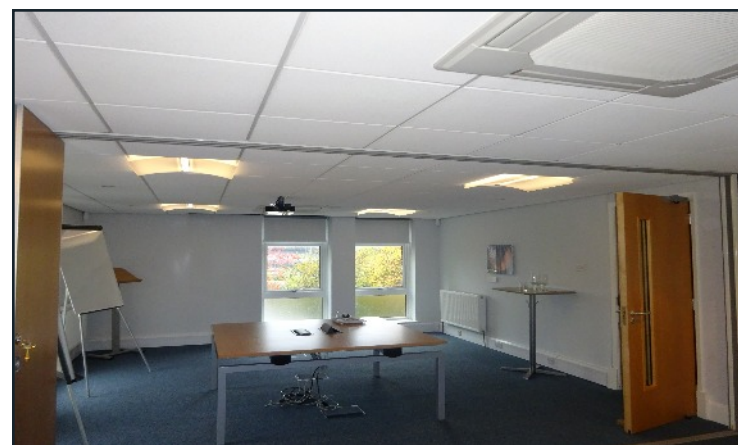
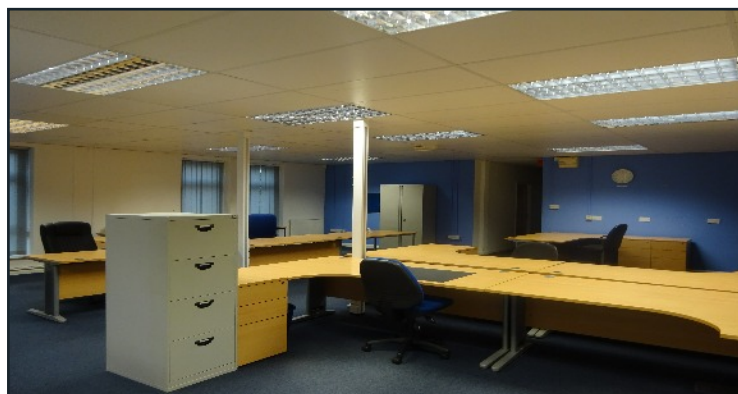
The premises comprise self contained office accommodation at ground and first floor level on a secure site with car parking. We believe additional car parking could be created at the end of the site, subject to some redevelopment works. The offices benefit from the following specification:

- Upvc double glazed windows
- Central heating
- Carpets
- Suspended ceilings with inset lighting
- Perimeter trunking
- Fire and burglar alarm
- Good decorative order
- Use of existing office furniture
- 25 car parking spaces
- Secure site
- Individual air conditioning units in 3 first floor rooms

ACCOMMODATION

The offices are laid out as mainly open plan on ground floor with smaller cellular offices at first floor. The net internal floor areas are as set out below:

	Sq M	Sq Ft
Ground Floor	93.16	1,002
Office 1	88.84	956
Office 2	20.10	216
Office 3	10.16	109
Kitchen	10.16	109
TOTAL	222.42	2,392
First Floor		
Office 1	51.97	559
Office 2	18.36	198
Office 3	9.93	107
Office 4	9.84	106
Office 5	9.66	104
Office 6	15.55	167
Office 7	10.10	109
Office 8	15.61	168
Office 9 (with private wc.)	31.15	335
Office 10 /Server Room with air con	9.88	106
Kitchen	8.41	90
Male and Female w.c's		
TOTAL	190.46	2,049
TOTAL AREA	412.88	4,441
SITE AREA	0.59 ACRES	



TENURE

The premises are available freehold with vacant possession, or alternatively on a new full repairing insuring lease for a term to be agreed

PRICE

Freehold Price : £535,000

Leasehold Prices:

Ground Floor - £24,000 per annum

First Floor - £21,000 per annum

Whole Building: £42,500 per annum

LEGAL COSTS

Each party to bear their own legal costs

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of D-82

VAT

VAT is payable at the standard rate

VIEWING

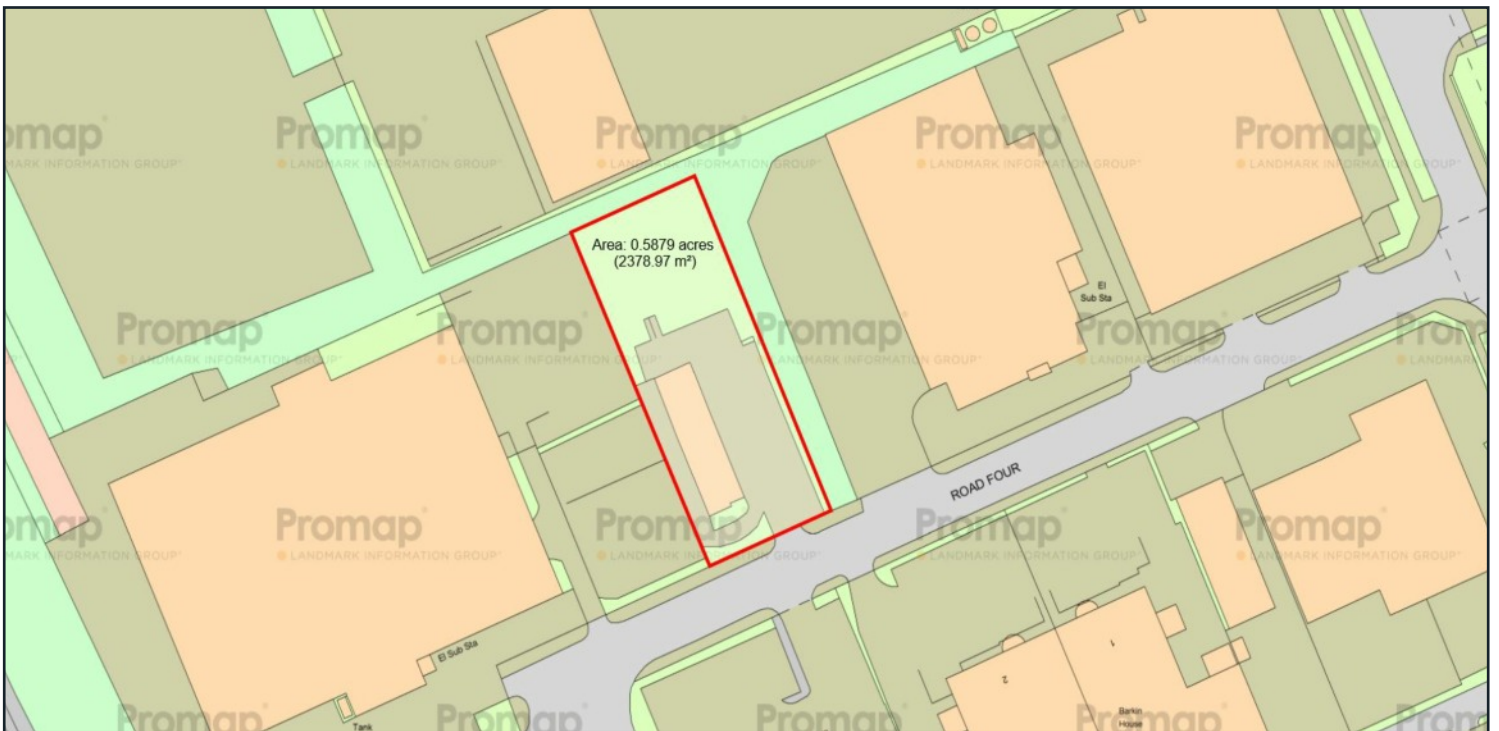
By appointment with Andy Butler or Matthew Pochin

Email: andybutler@legatowen.co.uk

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November, 19

SUBJECT TO CONTRACT



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.