

Artis Park

Road One | Winsford | CW7 3QE
WINSFORD INDUSTRIAL ESTATE

To Let / For Sale NEW TRADE AND INDUSTRIAL UNITS

Units from 4,000 - 26,620 sq.ft

Pre-lets agreed with: **SCREWFIX**



Artis Park CGI

www.artispark.co.uk

Ready for occupation Q2 2020

6 miles to
M6 | J18

←← A54

OSL Ltd



MITRAS



Henkel

Henkel

H&M

GRADUS

Jiffy

ROAD ONE

IVECO

Cheshire West and Chester
/ PSP Development

COVERIS



Premier Park

INTERNATIONAL PAPER



HOWDENS

Tiger Trailers
new facility

←← M6 J19



Artis
Park



Artis Park CGI

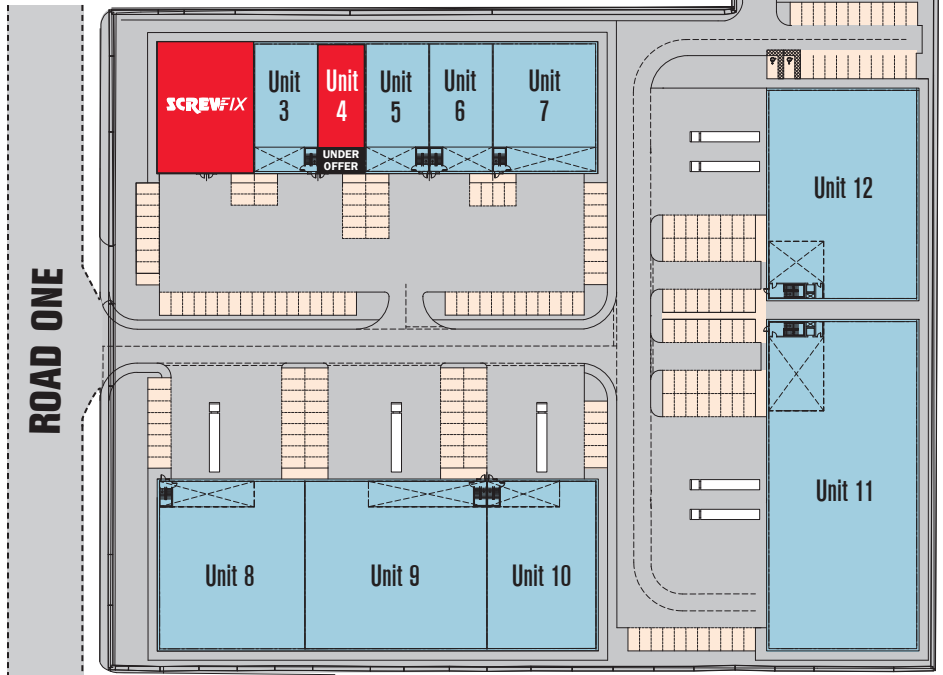
Meeting your business needs by providing flexible modern units and high quality specifications in one of Cheshire's leading industrial locations.

Specification

- > Units between 4,000 - 26,620 sq ft
- > Units can be combined
- > Mezzanine/first floor offices provided
- > Prominent road side location
- > Clear internal height - minimum 8m
- > Minimum 35 K/N per m² floor loading
- > Partially glazed frontages
- > Electric loading doors
- > High quality exterior finish
- > c.185 car parking spaces
- > Yard Depths - 25m

Accommodation

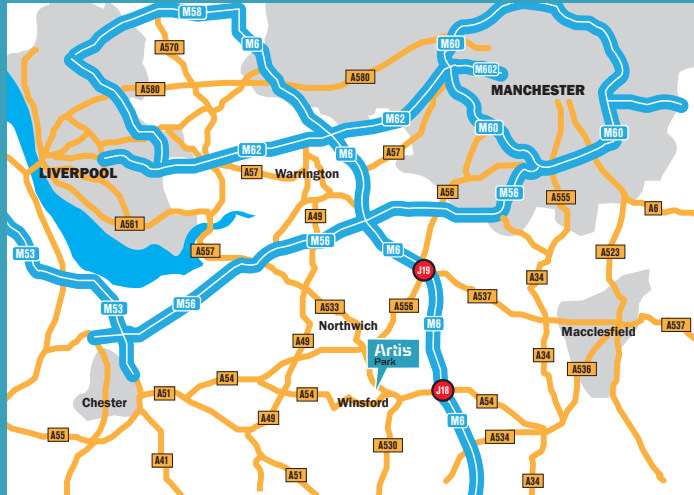
	Warehouse (GIA)		Mezzanine (GIA)		total sq ft	total sq m
	sq ft	sq m	sq ft	sq m		
UNIT 1	SCREWFIX				3,000	278.7
UNIT 2					3,000	278.7
UNIT 3					4,000	371
UNIT 4	UNDER OFFER				3,000	278.7
UNIT 5	4,000	371	-	-	4,000	371.6
UNIT 6	4,000	371	-	-	4,000	371.6
UNIT 7	6,500	603	-	-	6,500	603.8
UNIT 8	12,000	1,114	1,200	111	13,200	1,225
UNIT 9	15,000	1,393	1,500	139	16,500	1,532
UNIT 10	9,000	836	900	83.6	9,900	919.6
UNIT 11	24,200	2,249	2,420	225	26,620	2,474
UNIT 12	15,400	1,431	1,540	143	16,940	1,574
UNIT 13	9,600	893	960	89.3	10,560	982.3



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Artis Park

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Location Benefits

Located in the heart of Cheshire 17 miles from Chester, 28 miles from Manchester and 30 miles from Liverpool. The M6 motorway is just six miles to the east giving easy access to all parts of the UK. There are convenient rail links nearby. Winsford Station is part of the West Coast Main Line and includes direct links to some of the key national hubs on the UK rail network.

Winsford Industrial Estate is the UK's first Green Business Park and has benefitted from significant environmental improvements. Winsford was also the first estate in the UK to become a Business Improvement District.

Driving Distances

Location	Miles	Mins
M6 Junction 18	6	15
M6 Junction 19	11	18
Chester	17	35
Manchester	28	45
Liverpool	30	50

Major Occupiers

Henkel Ltd, International Paper Containers (UK) Ltd, Weatherseal, Iveco Ltd, Wincanton Logistics, Flexfilm, Jiffy Packaging Ltd and Ambassador Packaging Ltd.

Population Catchment

Drive time	Population 2014	Population 2019
30 minutes	702,936	718,325
60 minutes	6,558,631	6,701,942
120 minutes	20,005,558	20,508,759

Programme

Construction on site commenced October 2019 and the first units will be available for occupation in May 2020.

For further information please contact the joint agents.

Terms

Available from the agents upon request.



Artis Park CGI

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Viewing and further information

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A joint venture between



All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. September 2019.