



WINSFORD  
CW7 3PH



# Unit 2

Winsford Industrial Estate

# PremierPark

Junction 18 & 19 M6, Winsford

**TO LET**

Industrial Warehouse

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

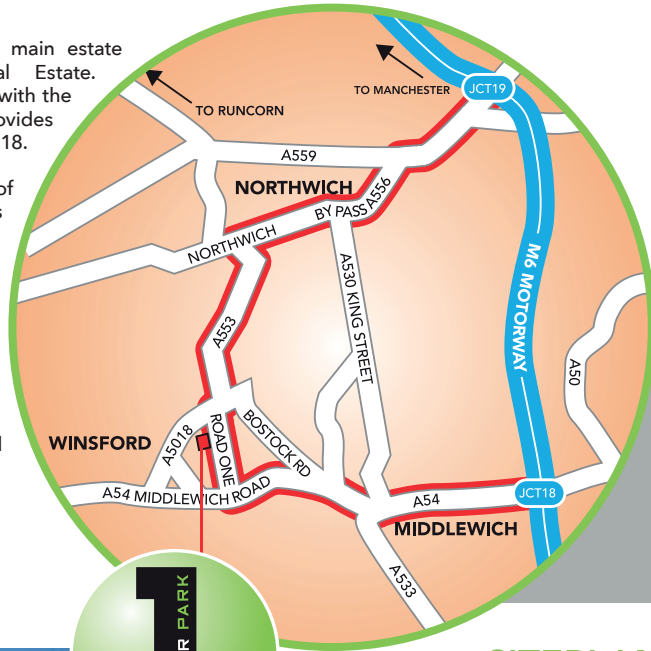
Potential for sub-division from 10,000 sq ft

## LOCATION

Premier Park fronts Road One, 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.



## 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.

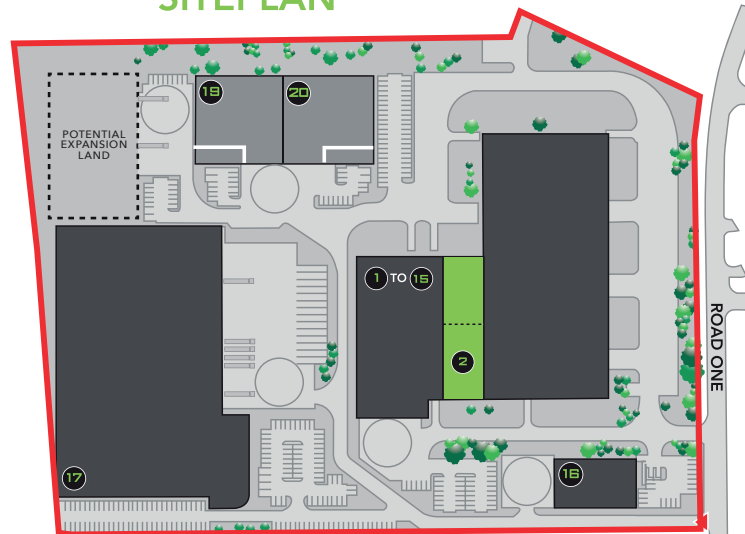
Premier Park is securely fenced and surrounded by a perimeter private estate road, giving access to individual entrance/loading areas, together with extensive external vehicle parking space.

## 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
<b>TOTAL</b>	<b>24,000 sq ft</b>	<b>2,230 sq m</b>

## TERMS

On application.

## FURTHER INFORMATION

Please contact either:

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