

## Unit 15, Road Five, Winsford Industrial Estate, Winsford CW7 3SG



**Modern Good Quality Industrial Unit with Offices**

15,940 sq ft (1,480.8m<sup>2</sup>)

**Situation:**

The property is situated on Road Five, close to its junction with Road One on the Winsford Industrial Estate. The southern end of Road One links with the A54 Middlewich Road which provides direct access to Junction 18 of the M6 motorway. Alternatively, at the northern end of Road One, the A533 provides access to the A556 Northwich Bypass which provides direct access to Junction 19 of the M6 motorway which in turn provides access to the M56, M62 and M60 motorways. Manchester Airport is approximately 25 minutes' drive from Winsford Industrial Estate with regional rail freight terminals situated in Liverpool and Manchester with supplementary freight terminal at Warrington and a Motorail terminal at Crewe.

Winsford is located approximately 30 miles south-west of Manchester, 30 miles south-east of Liverpool, 23 miles east of Chester and 15 miles south of Warrington.

**Description:**

The premises comprise a self-contained warehouse with integral two-storey offices. The warehouse comprises a single span, steel portal frame building having a clear height to the underside of haunch of 8m with cladding comprising a combination of built-up profiled steel cladding and composite panels under a galvanised steel sheet insulated roof with 10% roof lights.

Internally, there are two-storey self-contained offices with internal blockwork partitions with perimeter trunking and suspended ceilings with integral light fittings, together with kitchens and WC facilities.

Servicing is via a single overhead, vertical lift electrically operated roller shutter door to the front.

**Outside:**

Concrete yard with car parking for 27No cars surrounded by secure palisade fence.

**Accommodation:**

The unit provides the following Gross Internal Area:

Ground Floor Warehouse:	(10,544 sf)	979.6m <sup>2</sup>
Ground Floor Offices:	(2,697 sf)	250.6m <sup>2</sup>
First Floor Offices:	(2,697 sf)	250.6m <sup>2</sup>
<b>Total:</b>	<b>(15,939 sf)</b>	<b>1,480.8m<sup>2</sup></b>

Minimum eaves height 26ft 3in (8m)

**Rating Assessment:**

The property appears in the 2017 Rating List as follows:

Workshop & Premises:  
Rateable Value: £72,000

Uniform Business Rate 2019/20: 0.504p

**Purchase Price**

£995,000 + VAT

**Rental:**

Alternatively, the property may be available by way of a new equivalent Full Repairing and Insuring Lease for a term to be agreed. Details on application.

**VAT:**

All prices subject to VAT.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**EPC:**

The property has an Energy Performance Assessment Rating of "C 51-75".

**Energy Performance Certificate** HM Government

Non-Domestic Building

Unit 1  
Road Five  
Winsford Industrial Estate  
WINSFORD  
CW7 3GG

Certificate Reference Number:  
0270-3068-0309-3130-0044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcb.

**Energy Performance Asset Rating**

More energy efficient

Net zero CO<sub>2</sub> emissions

Less energy efficient

**Technical information**

Main heating fuel: Other  
Building environment: Unconditioned  
Total useful floor area (m<sup>2</sup>): 953  
Building complexity (NDS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 18.98

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
30 If newly built  
108 If typical of the existing stock

**Inspection:**

By arrangement with the Sole Agents:

Fifield Glyn  
No. 1 Royal Mews  
Gadbrook Park  
Cheshire CW9 7UD

Contact:  
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**SUBJECT TO CONTRACT**

RNDS/DB/4226

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