

Preliminary Details

To Let



New Build Industrial/Warehouse Unit

10,995 sq ft
(1,022 sq m)

Unity Point

Winsford Industrial Estate, Road Five,
Winsford, CW7 3PN

Opportunity

Unity Point will comprise a detached new build industrial unit situated within the well-established Winsford Industrial Estate.

Full planning permission is in place and the completed building will be available by way of a new lease on full terms to be agreed.



RENT

£TBC



RATES PAYABLE

£TBC



SERVICE CHARGE

N/A



EPC

TBC

matthews-goodman.co.uk

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Location

The land is situated on Road Five within the established Winsford Industrial Estate. The southern end of the estate links with the A54 Middlewich Road that in turn connects to J18 of the M6. Access to J19 of the M6 is also available from the northern end of the estate via the A556 Northwich bypass

Specification

The high-quality specification will include:

- Ground floor office / amenity block
- Steel portal frame
- Single span
- Eaves height 7m to underside of haunch plate
- Electrically operated level access door
- 3-phase electricity supply
- Concrete loading yard
- Electric vehicle charging points

Accommodation

Property	Sq Ft	Sq M
Warehouse	10,027	931.50
Office/Amenity Block	968	89.92
Total	10,995	1021.42

Planning

Full planning permission is in place under application reference 20/O2727/FUL for new B2/B8 industrial unit with ancillary office area.

Terms

The building will be available by way of a new lease on full terms to be agreed.

VAT

All prices quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs involved in any transaction

Rating

The Rateable Value to be assessed on completion.

Viewings

We invite all interested parties to contact the sole marketing agent, David Newman of Matthews & Goodman LLP.



Eaves Height 7m



3-Phase
Electricity
Supply



Level Access
Door



Parking



Ground Floor
Office /
Amenity Block



Motorway
Links



Turning Circle



David Newman

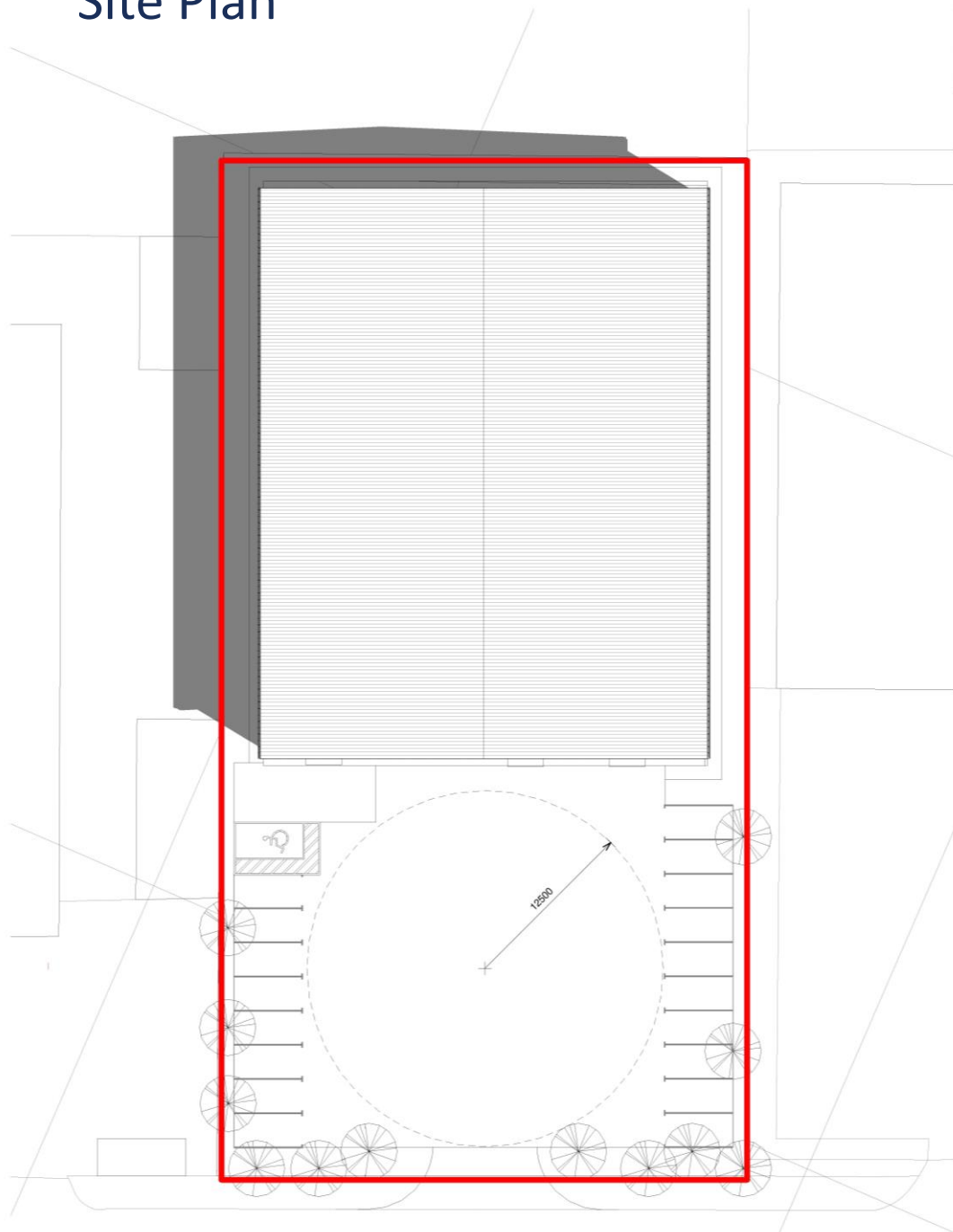
t. 0161 214 4664

e. dnewman@matthews-goodman.co.uk

DISCLAIMER

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Site Plan



ROAD FIVE

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