

Prominent Industrial / Trade Counter Unit Corner Frontage onto Roads One & Four Unit 1, Road Four, Winsford Industrial Estate

**Howard
Jenkins**

To Let



- Prominent corner location with excellent frontage onto Road One
- Screwfix, Toolstation, Edmundson Electrical, City Plumbing & Howdens nearby
- GIA 9,245 ft² (859 m²) approx; plus mezzanine c.1,590 ft² (148 m²)
- Integral 2-storey offices
- External parking / yard area
- Winsford town centre 3 miles; Winsford Station 1 mile
- Access to M6: Junction 19 (11 miles); Junction 18 (5 miles)



CI Arb



RICS

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Unit 1, Road Four, Winsford Industrial Estate CW7 3QN

Location

The property is prominently located at the junction of Road One with Road Four on this well-established industrial estate.

Winsford Industrial Estate is located in the heart of Cheshire offering excellent transport links with the M6 motorway and major A-roads linking the estate with Merseyside, Chester and North Wales; it is the UK's first Green Business Park and has benefitted from significant environmental improvements (Source: Cheshire West & Chester Council).

Description

A modern unit of steel portal frame construction having eaves of c.22'8" (6.9 metres), incorporating integral 2-storey offices to the front; there is an external parking / yard area. It has an overall site area of approximately 0.58 acre (0.24 hectare).

Please note that the adjoining occupier has a right of way on foot and with or without vehicles to access the rear of their own premises, subject to contributing towards the cost of maintenance and repair according to use.

Gross Internal Floor Area

Offices (2-storey)	2,360 ft ² (219 m ²)
Industrial / Warehouse Area	6,885 ft ² (640 m ²)
Total GIA	9,245 ft² (859 m²)
Mezzanine	1,590 ft ² (148 m ²)

Floor areas & all dimensions are approximate and should be checked by interested parties by measurement on site.

Lease Terms

The unit is available to let on a new effectively FRI lease for a term to be agreed, incorporating periodic "upward only" rent reviews.

Rental

£70,000 per annum, exclusive of business rates and VAT.

Rating Assessment

The VOA website records the property having a Rateable Value of £40,250 (2017 List).

Energy Performance Certificate (EPC)

The current Energy Performance Asset Rating is D90:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0270-4905-0338-9150-4004>

VAT & Legal Costs

We are informed by our clients that the premises are registered for VAT. Interested parties should consult their accountants in this regard. Each party will be liable for their own legal costs in the transaction.

The RICS Code for Leasing Business Premises

This Code and its supplemental guide are drawn to the attention of prospective tenants who are recommended to seek the advice of an RICS member or other property professional.

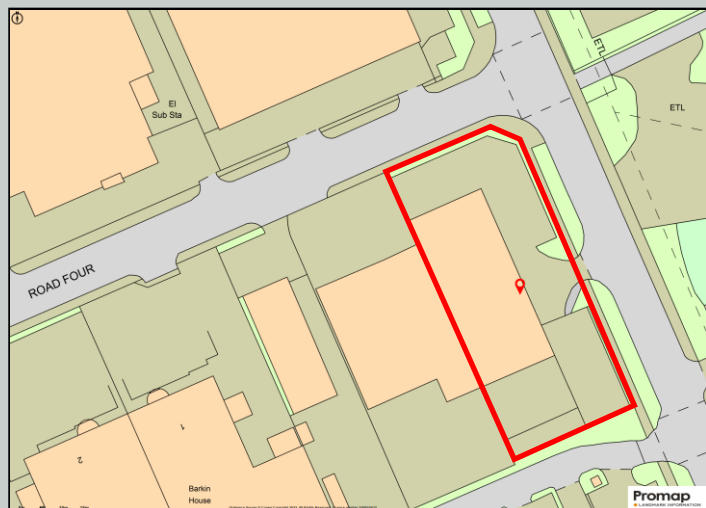
Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Further Information & Viewing

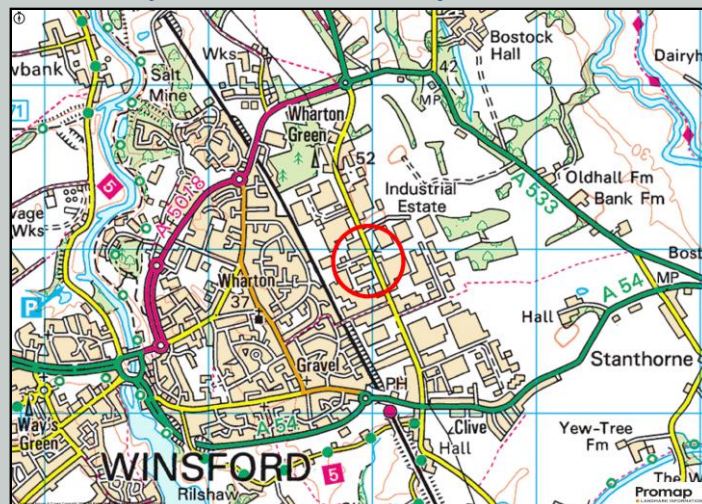
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Date: January 2023

Subject to Contract



Disclaimer

These property details are believed to be correct but accuracy can not be guaranteed; they are expressly excluded from any offer or contract, in whole or in part. The information is given without responsibility on the part of Howard Jenkins and its client(s), and you should not rely on the information as being factually accurate about the property, its condition or its value. Howard Jenkins has no authority to make any representation or warranty in relation to the property. We have not undertaken a survey, nor tested the services, systems, appliances, fittings etc. Photographs and plans are provided for identification only. Areas, measurements and distances are approximate. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. Interested parties must rely on their own investigations as to the accuracy of these details and the condition and suitability of the property for their intended purpose, and should obtain independent professional advice.