WG 74

AT WINSFORD GATEWAY CW7 3QF



TO LET / MAY SELL

DESIGN & BUILD

With full planning permission

74,508 SQ FT

(6,922 SQ M)

on 4.80 acres site

NEW LIFE ON THE ROAD

Winsford Gateway is a truly landmark scheme across over 30 acres at the northern entrance to Road One.

It will breathe new life into the Road and provide a new build, state of the art, development comprising three complimentary land uses.







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- 6 DOCK LEVEL LOADING DOORS & 2 LEVEL ACCESS LOADING DOORS
- 350 KVA POWER SUPPLY
- 'A' TARGETING EPC 'A'
- STEEL PORTAL FRAME CONSTRUCTION
- 12 METRES TO UNDERSIDE OF HAUNCH
- EV CHARGING POINTS
- 45M 45 METRE SECURE YARD
- FIRST FLOOR OFFICE WITH EXPANSION CAPABLE
- 8 PERSON LIFT
- 61 CAR PARKING SPACES
- FLOOR LOADING 50 KN/SQM

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74,508 SQ FT
ON 4.80 ACRES SITE





FIRST FLOOR

WAREHOUSE: **69,966 SQ FT (6,500 SQ M)**
OFFICES: **4,542 SQ FT (422 SQ M)**

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LOCATION

Winsford is well located in the county of Cheshire approximately 30 miles (48km) south west of Manchester city centre, 33 miles (52km) south east of Liverpool, 10.5 miles (16km) north of Crewe and 16 miles (25km) east of Chester.

The location is well served by the national motorway networks with junction 18 of the M6 motorway being approximately 5 miles away and accessed via the A54. The A556 Northwich By-pass leads to Junction 19 of the M6, in addition to Junction 8 of the M56 Motorway approximately 15 miles to the north.

The M6 motorway provides easy access to the M56 leading to Manchester International Airport which is located approximately 23 miles away and is the UK's third largest airport in terms of both passenger and cargo handling.

The premises are situated approximately one mile from Winsford town centre and railway station. 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. The station provides regular services to Liverpool (35 mins) and Birmingham (65 mins).

MANCHESTER	25 Miles	45 Minutes
LIVERPOOL	36 Miles	55 Minutes
WARRINGTON	20 Miles	35 Minutes
STOKE-ON-TRENT	24 Miles	40 Minutes
BIRMINGHAM	65 Miles	80 Minutes

The **estate extends to**

380
ACRES

Total floor area **in excess of**

6M
SQ FT

THE **FIRST INDUSTRIAL ESTATE IN THE UK** TO BECOME A **BUSINESS IMPROVEMENT DISTRICT** (BID)

Home to nearly

150
BUSINESSES

across a range of sectors

Employs around

4,000
PEOPLE

THE **UK'S FIRST GREEN** BUSINESS PARK

An estimated **population of**

103,300

in the **Winsford & Northwich locality**

The three wards of **Winsford** have a **population of**

C.32,610



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TERMS

The units are available To let, or for sale on a freehold basis.

CONTACT

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