



Unit 7, Phoenix House, Road One, Winsford, CW7 3PZ

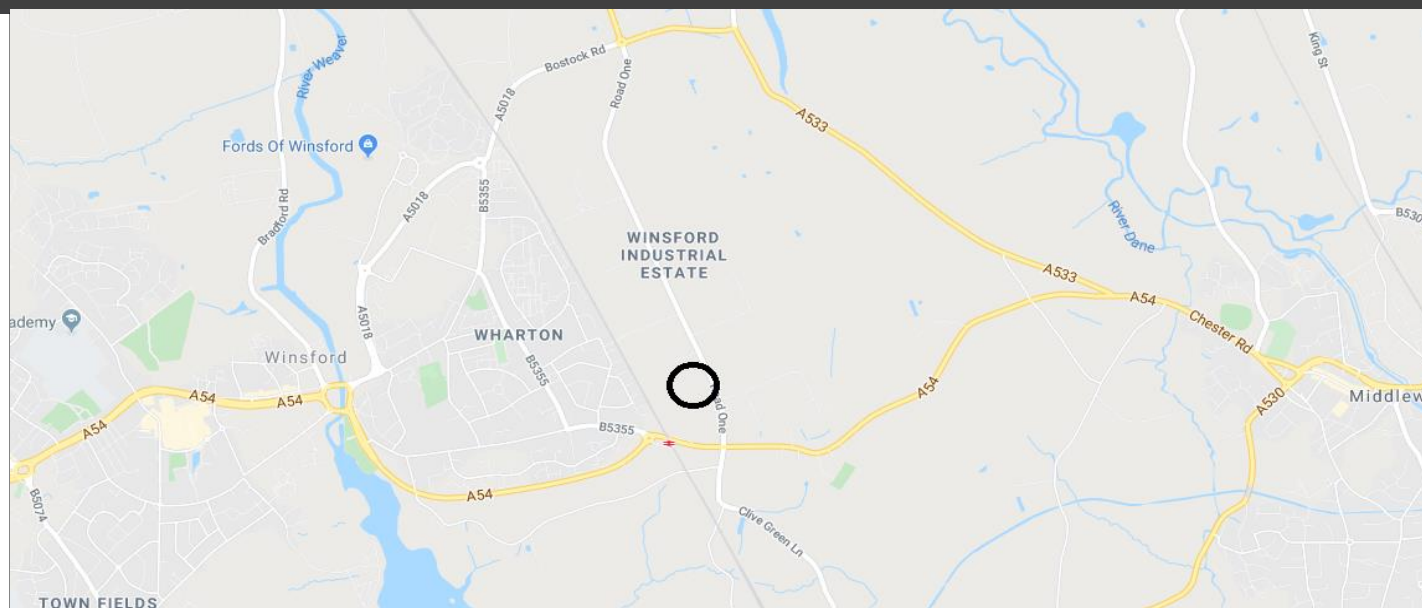
23,454 sq ft approx.

Prominent Warehouse unit with offices

- Prominent warehouse
- 3 roller shutter doors
- Good quality two storey offices
- **RENT ON APPLICATION**



Unit 7, Phoenix House, Road One, Winsford, CW7 3PZ



Location

The property is located on Road One, Winsford Industrial Estate, directly opposite the junction to Road Three.

Winsford Industrial Estate is very well established and is home to some well-known occupiers such as Howard Tenens, Schoeller Allibert, Warehouse One and Iveco.

Approximately 1 mile to the East is Winsford Town Centre and Junction 18 of the M6 is circa 5miles away and 8miles from Junction 19.

Description

The property comprises of a prominent warehouse and benefits from the following:

- Steel portal frame construction
- C4.8 metre eaves
- 3 level access loading doors
- 2 storey good quality integral offices
- Large yard / car parking area

Rental

The property is available on a leasehold basis.

The rent is available on application

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly with joint agents. Please contact:

John Barton john@bcrealestate.co.uk

Gary Chapman gary@bcrealestate.co.uk

Tom Cooley tomcooley@legatowen.co.uk

Mark Diaper markdiaper@legatowen.co.uk