

AVAILABLE SEPTEMBER 2025



TO LET

Office Unit, Road Two, Winsford Industrial Estate, Winsford, CW7 3QL

Office/hybrid accommodation available on Winsford Industrial Estate
5,833 sq ft (546.57 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property consists of ground floor office building with workshop/industrial unit. The property is single storey and is of brick construction with a flat roof. The offices are currently arranged as open plan office accommodation with conference/meeting room, various private offices and welfare facilities. The property benefits from:

- 30 parking spaces
- 3 phase electricity (In workshop)
- Fob access throughout the building
- Cat D lighting
- Air Con cooling system
- Gas central heating
- Carpeted
- Fully furnished

Accommodation

The property has been measured in accordance with the IPMS 3 for offices and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Warehouse	996	92.54
Current Conference Room	662	61.50
Main Office Block	358.45	3,858
Ancillaries (excluding W.C.'s)	367	34.08
TOTAL	5,833	546.57

The warehouse benefits from a roller shutter door and 3.2m eaves

Terms

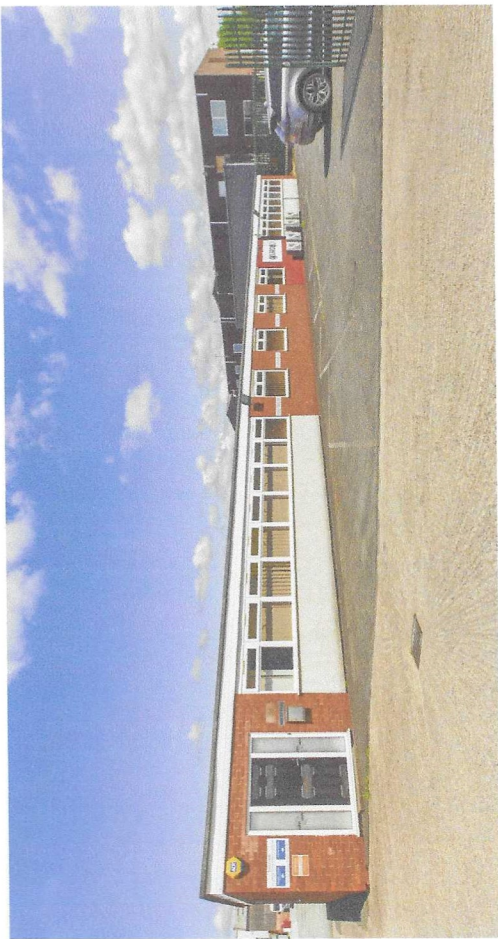
The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

The rent is £40,000 per annum plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit check.





Business Rates

The property has a Rateable Value of £25,000.

Building Insurance

The landlord will insure the building and the tenant is to reimburse the premium.

Utilities

The property benefits from mains water, drainage, gas and electricity. The warehouse benefits from 3 phase electricity.

Energy Performance Certificate

The property is undergoing an EPC check.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

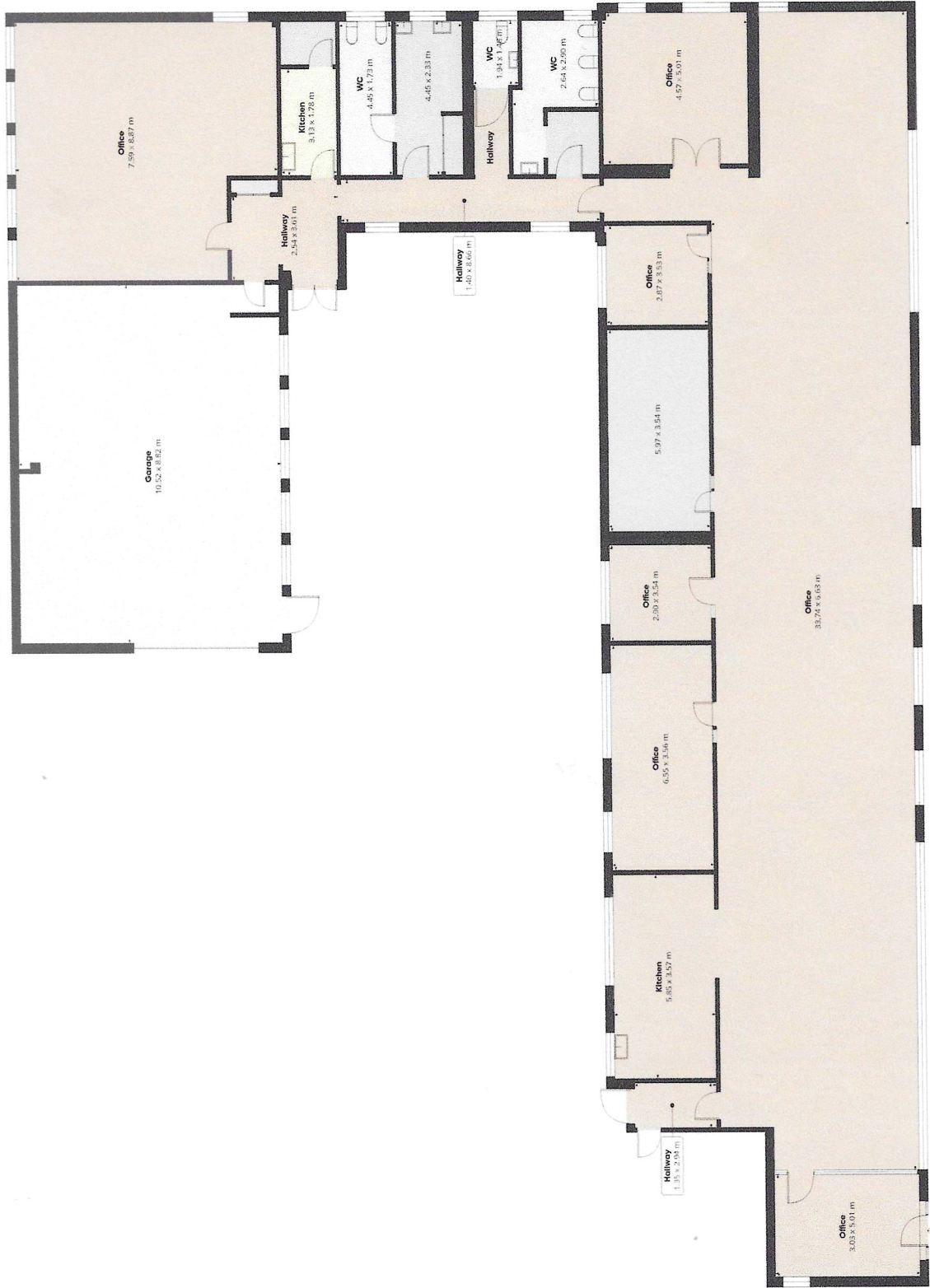
All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

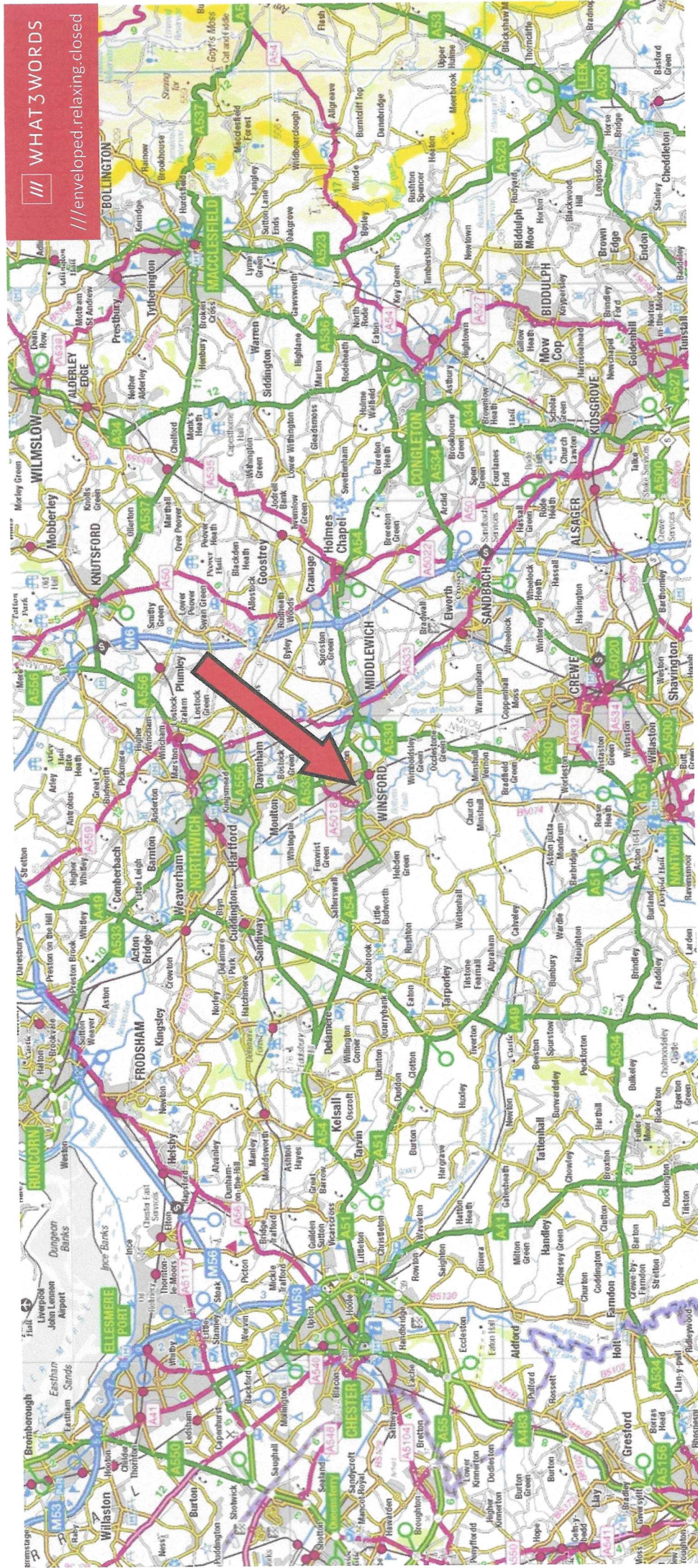
Anti-Money Laundering Regulations

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



Location

The premises are located on the Winsford Industrial Estate with road frontage onto the main artery road through the Estate. Access to the A54 running west to Winsford town centre and east to #Middlewich and subsequently Junction 18 of the M6 motorway. Northerly, access along Road One links to the A533 and subsequently the A556 Junction 19 of the M6 motorway.



Contact:



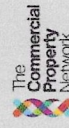
Matt Pochin
07831 445009
mattpochin@legatowen.co.uk



Harriet Cope
07548 845167
harrietcope@legatowen.co.uk

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DATE PREPARED: July 2025



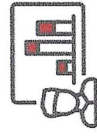
Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



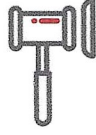
Commercial Agency



Residential Agency



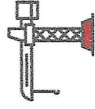
Management



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Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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CHARTERED SURVEYORS
01270 621001
legatowen.co.uk