



# WINSFORD <sup>1</sup> GATEWAY

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ROAD ONE CW7 3QB

OVERVIEW



# NEW LIFE ON THE RD

**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.



## MASTER PLAN

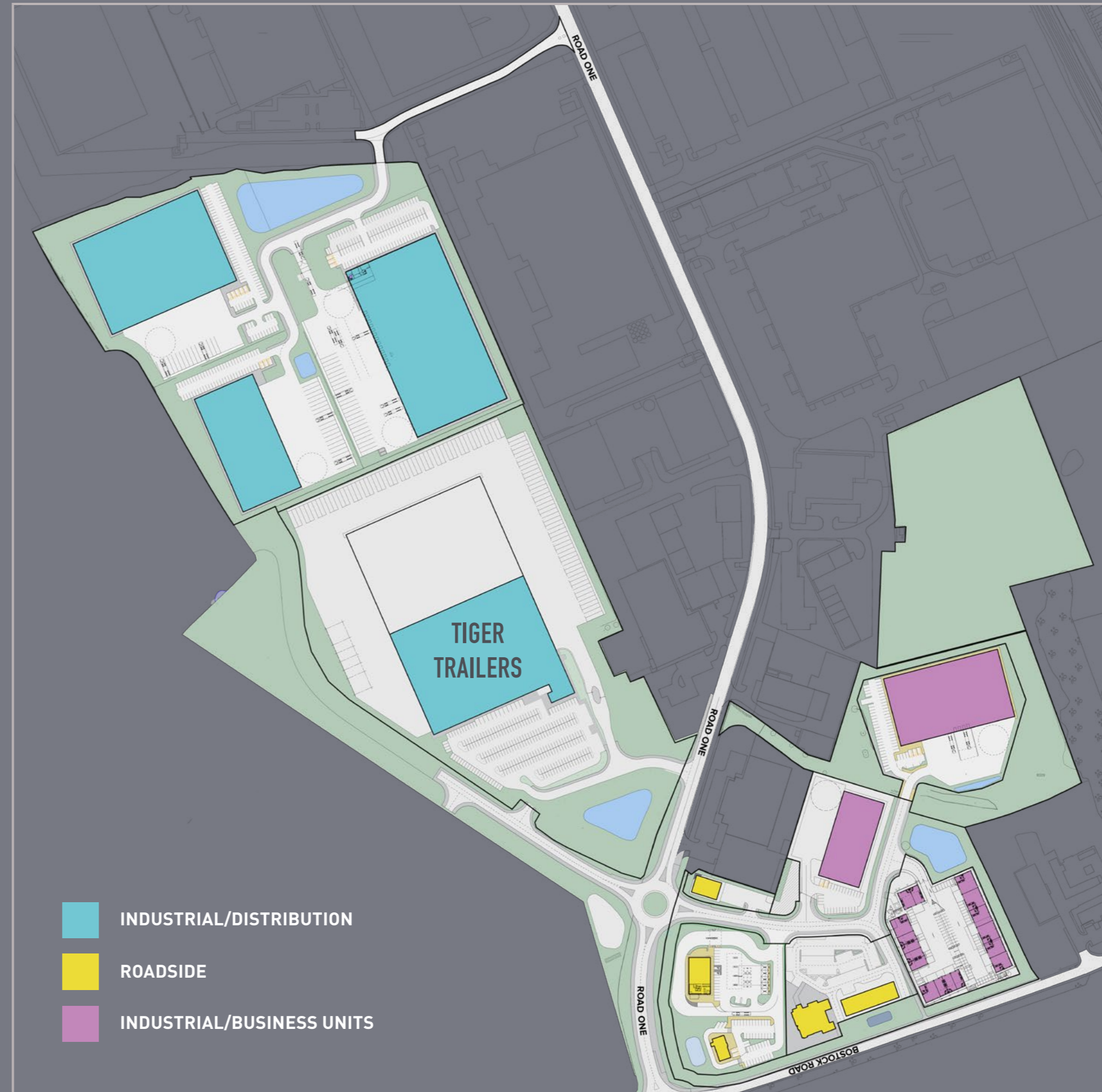
THREE SIGNIFICANT AREAS OF LAND HAVE BEEN ALLOCATED FOR DEVELOPMENT, REPRESENTING THE MOST SIGNIFICANT RELEASE OF NEW OPPORTUNITIES ON THE WINSFORD INDUSTRIAL ESTATE SINCE CONCEPTION.

In excess of 30 acres of prime, level and fully serviced land with the benefit of new roads and infrastructure will provide opportunities for roadside, retail, leisure, office, industrial and distribution business of varying scale.

Winsford Industrial Estate has grown to a significant regional employment location and is home to small home grown business through to international companies with major manufacturing and distribution facilities on the Estate.

The new release of land will provide much needed development sites of all scales and will act as a gateway to the Town and the Estate.

The opportunities will enhance the reputation of the Estate and Town as a prime regional destination for business.



WINSFORD



INDUSTRIAL/BUSINESS

ROADSIDE

TO M6  
J19

TIGER TRAILERS

COVERIS

INDUSTRIAL/DISTRIBUTION

JIFFY

H&M

HENKEL

SCHOELLER ALLIBERT

WAREHOUSE ONE

HENKEL

MITRAS AUTOMOTIVES

ROAD ONE

HOWARD TENENS

SYNETIQ

A54 TO  
WINSFORD  
TOWN  
CENTRE

ENERJ8

A54 TO M6 J18

THE ESTATE  
EXTENDS TO  
**380**  
ACRES

TOTAL FLOOR  
AREA IN EXCESS OF  
**6 MILLION**  
SQFT

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

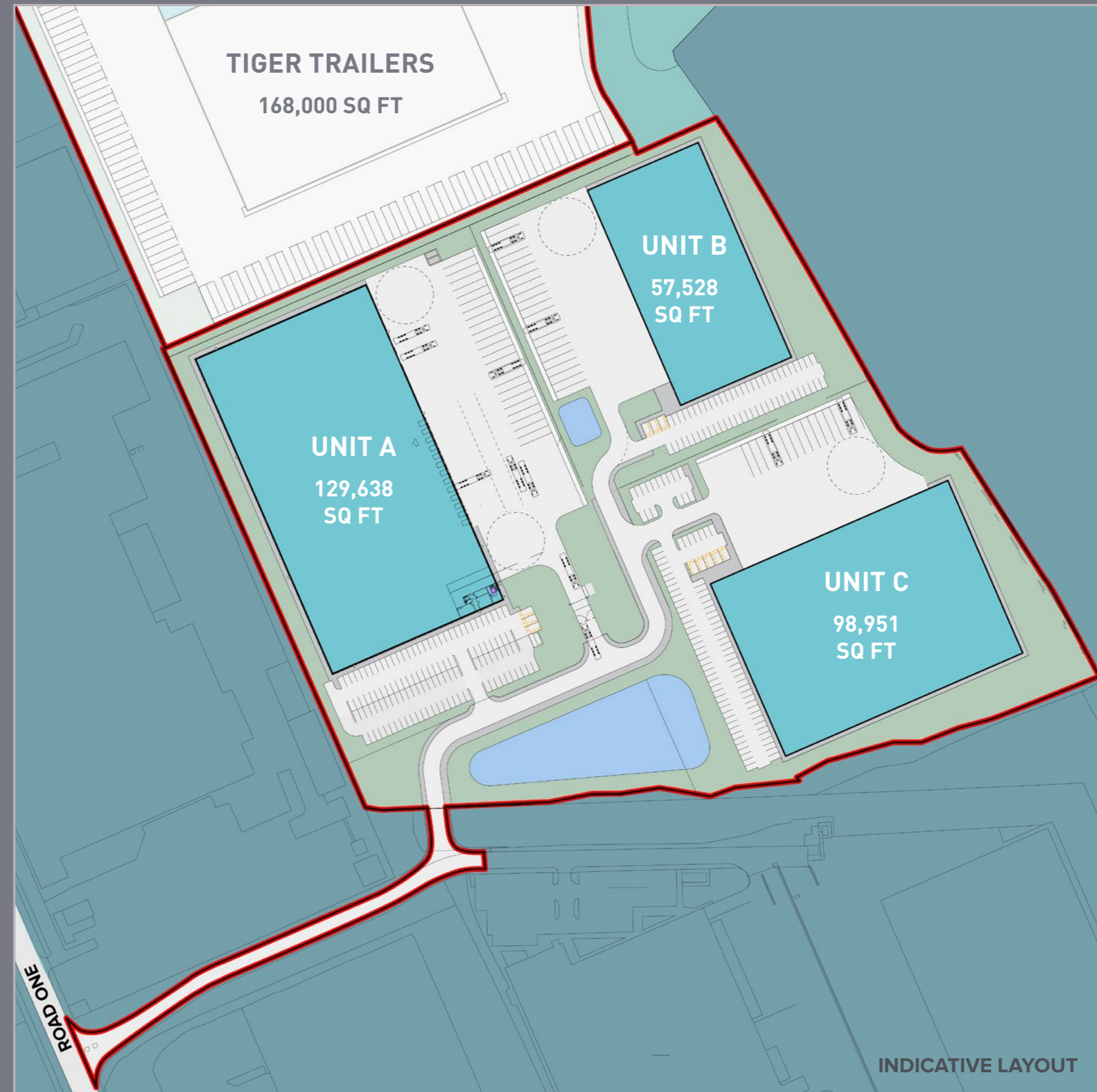
AN ESTIMATED  
POPULATION OF  
**103,300**  
IN THE WINSFORD  
& NORTHWICH LOCALITY

THE THREE WARDS  
OF WINSFORD HAVE  
A POPULATION OF  
**c.32,610**



## INDUSTRIAL/DISTRIBUTION

- 18.5 acre, regular shaped site.
- Direct access off Road One via an existing estate road.
- Phase 1 completed - bespoke 168,000 sq ft manufacturing facility for Tiger Trailers, with expansion land.
- Fully serviced site.
- Freehold and Leasehold opportunities.
- Bespoke manufacturing, warehousing and distribution units.
- Units from 50,000 to 250,000 sqft.

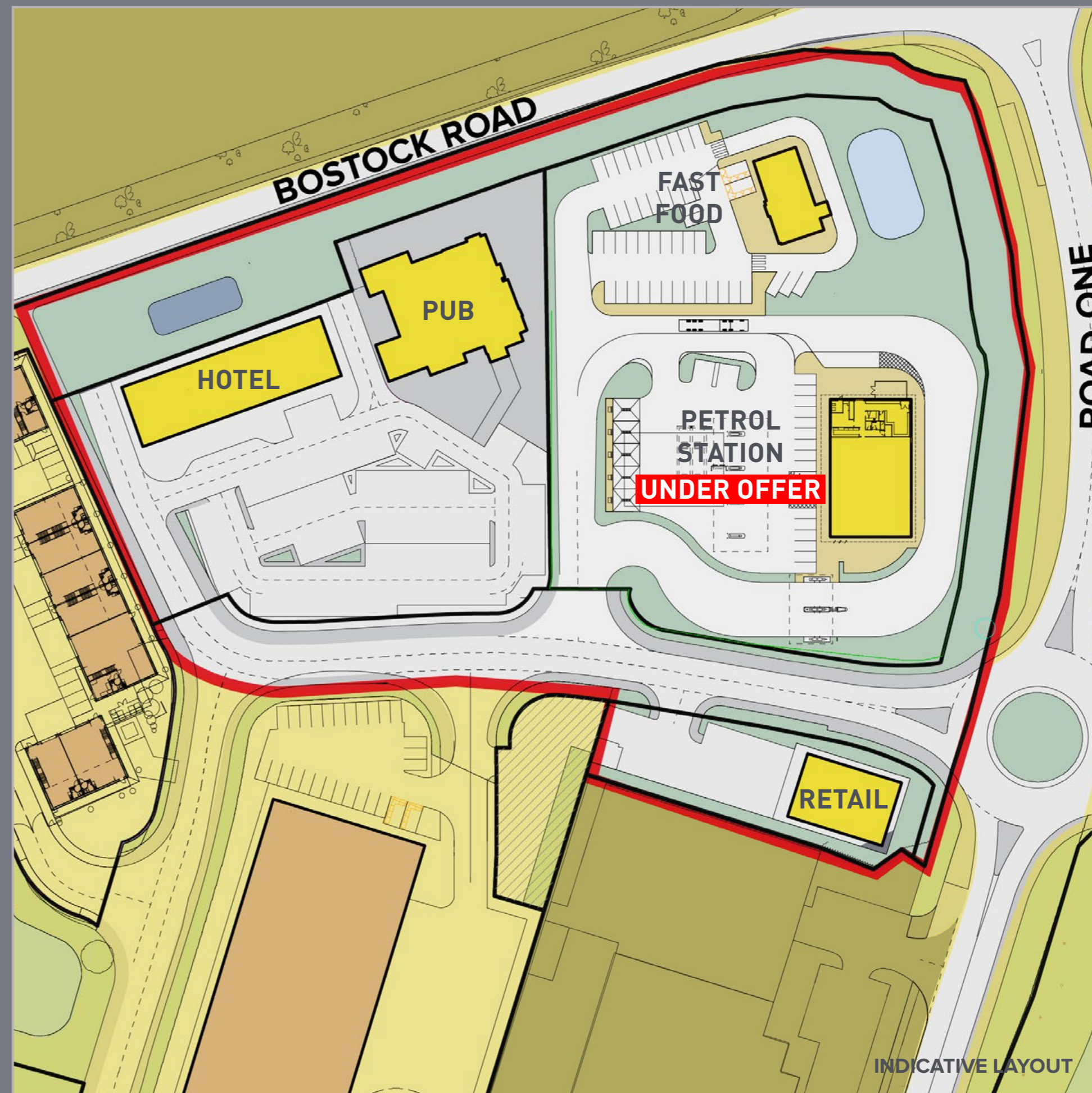




ROADSIDE

## ROADSIDE

- 5 acre, regular shaped site.
- Direct access via a new roundabout and infrastructure directly from Road One.
- Extensive frontage to two sides on to Bostock Road and Road One.
- Gateway site to Winsford and the Industrial Estate.
- Petrol filling station and associated convenience offer.
- Drive thru, hotel, pub and further retail offer.
- Freehold and Leasehold opportunities.

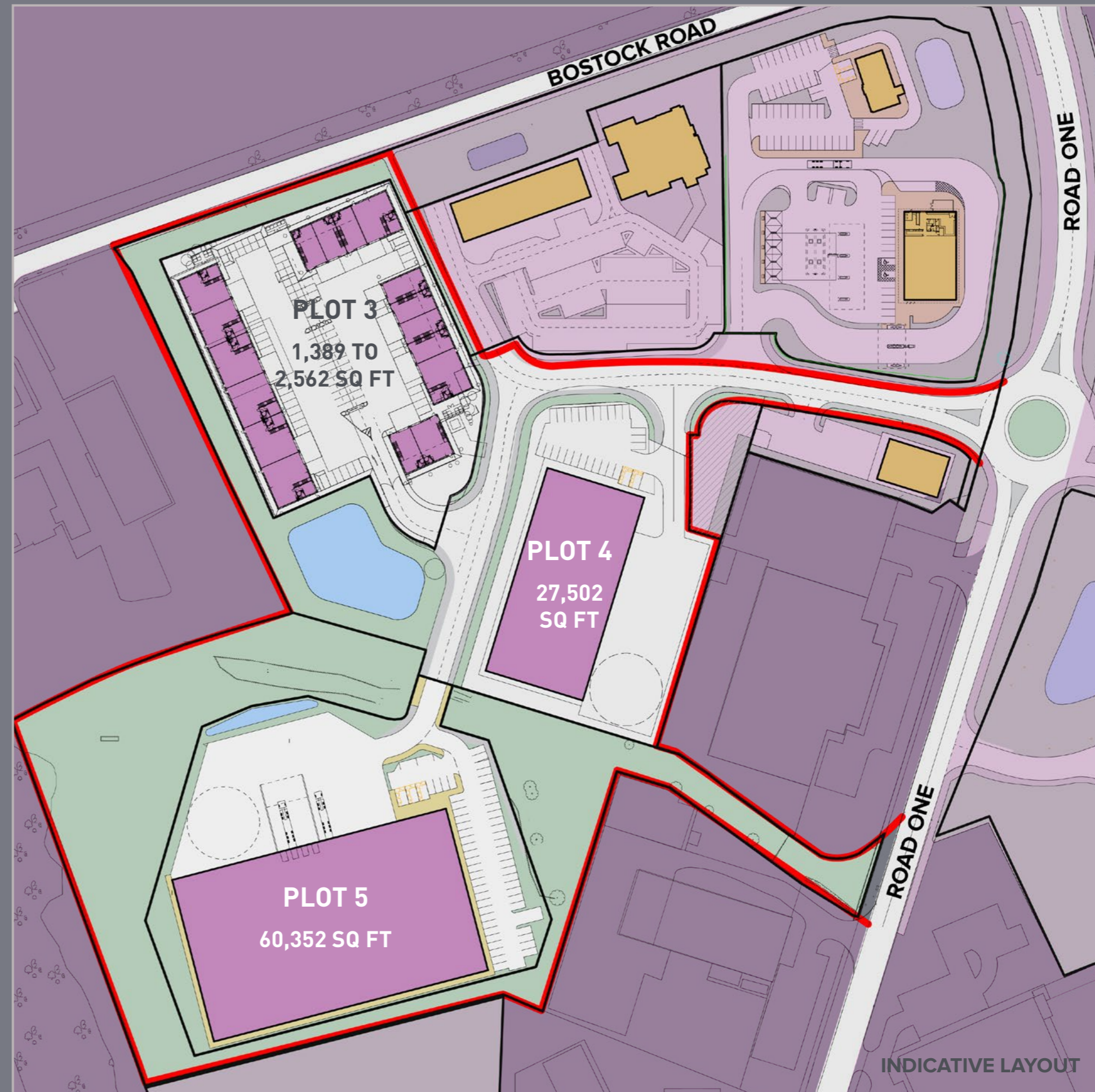




INDUSTRIAL  
/BUSINESS UNITS

## INDUSTRIAL/BUSINESS UNITS


- 7 acre site focussed on the needs of the small and SME market requirements.
- Direct access off Road One via a new roundabout and estate road.
- Adjacent to the new Roadside development.
- Fully serviced site.
- Freehold and Leasehold opportunities.
- Standalone bespoke SME manufacturing, warehousing and distribution units.
- High specification small unit industrial and trade scheme.
- Units from 1,000 to 60,000 sqft







## 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 DEVELOPER

RULA DEVELOPMENTS IS A PRIVATELY-OWNED DEVELOPMENT COMPANY WITH OFFICES IN CHESTER AND RETFORD COVERING THE NORTH WEST, MIDLANDS AND YORKSHIRE. THE COMPANY IS EXTREMELY WELL RESOURCED FINANCIALLY AND THE TEAM HAS A WEALTH OF EXPERIENCE IN DELIVERING A WIDE VARIETY OF SUCCESSFUL DEVELOPMENTS. THE COMPANY HAS GROWN AND HAS SECURED AND DELIVERED A VARIETY OF EXCITING PROJECTS. BEING AN INDEPENDENT COMPANY, RULA ARE ABLE TO MOVE QUICKLY AND MAKE THINGS HAPPEN.



RULA DEVELOPMENTS

The direct team within Rula have delivered over 4,000,000 sqft of manufacturing and distribution developments over the past 20 years for various well known companies across a broad range of sectors plus various mixed use developments including retail, leisure and roadside schemes.

Rula engages a highly experienced team of professional consultants in order to meet our clients brief to design and deliver bespoke solutions for each individual requirement.

The wealth of experience in the team will add value to the design and help to future proof the building and investment value of the asset. Rula has a fantastic track record in securing planning consents and in the project delivery stages enabling projects to be delivered in the quickest timeframes possible whilst maintaining the highest standards possible.

Sustainability and renewable technology is at the heart of the organisation with every project considering this very carefully and tailored to each customers needs.

Rula manage the whole project from concept to completion.



TIGER TRAILERS, WINSFORD GATEWAY

## ALL ENQUIRIES

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