

WVG 225

AT WINSFORD GATEWAY CW7 3QF

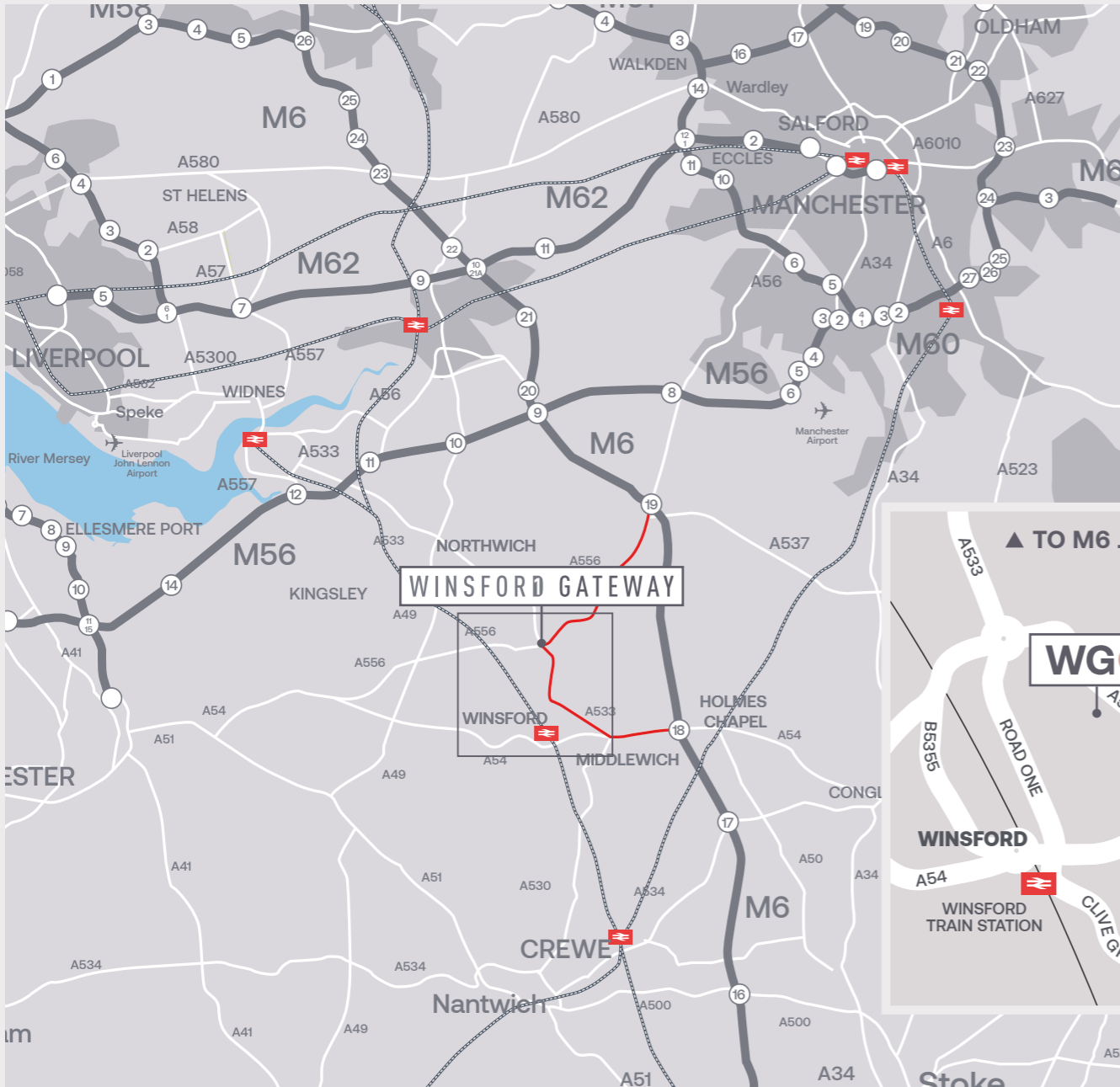


TO LET / MAY SELL

**NEW
DESIGN & BUILD
MANUFACTURING /
LOGISTICS UNIT**

**225,067
SQ FT**

**(20,908 SQ M)
on 12.64 acres site**



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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NEW LIFE ON THE ROAD

As a whole, 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.

WG225 represents the largest of the developments, whilst a new Petrol filling station and associated roadside facilities sits adjacent to the two mid size units, WG27 and WG74.



WG 225

ROAD ONE



Londis

SUBWAY

GREGGS

WG 225

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225,067 SQ FT (20,908 SQ M)
ON 12.64 ACRE SITE



B2, B8 Design & build

GF Warehouse	213,151 SQ FT	(19,802 SQ M)
GF Office	5,958 SQ FT	(553 SQ M)
FF Office	5,958 SQ FT	(553 SQ M)
Total	225,067 SQ FT	(20,908 SQ M)

Site Area **12.64 ACRES** (5 HECTARES)

Site Cover **40%**

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Indicative layout

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-  15M EAVES HEIGHT
-  22 DOCK LEVEL LOADING DOORS (4 DOUBLE HEIGHT)
-  4 LEVEL LOADING DOORS
-  50 KN/SQM FLOOR LOADING
-  50M YARD DEPTH
-  PV READY ROOF
-  54 TRAILER SPACES
-  189 CAR PARKING SPACES
-  21 EV CHARGING SPACES
-  TARGETING EPC RATING OF 'A'
-  TARGETING BREEAM 'EXCELLENT'
-  XX KVA POWER

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