



# WINNINGTON BUSINESS PARK



**UNIT 24**

**TO LET**

**1,016 SQ FT**



**SCAN FOR MORE  
INFORMATION**

WINNINGTON BUSINESS PARK, WOLSTENCROFT, NORTHWICH, CW8 4DL

## SPECIFICATION



6m eaves height



Electric roller door



WC DDA compliant WC



LED Lighting



Glazed customer entrance



Internet immediately available



Dedicated parking



Three-phase power available



Gas supply available

## LOCATION

A new business park for Northwich amidst an area of substantial urban regeneration and development.

**Winnington Urban Village Northwich** 2 MIN DRIVE

**Town Centre** 5 MIN DRIVE

**Northwich station** 12 MIN DRIVE

**M6 motorway** 15 MIN DRIVE

**Warrington** 31 MIN DRIVE



## DESCRIPTION

1,016 sq ft unit is perfect for companies starting their venture or those wanting a more workable space within a busy business park.

Winnington Business Park is a 126,958 sq ft park offering exceptional visibility along Winnington Avenue, attracting significant foot and vehicle traffic.

## USE

B2 and B8 (industrial and warehouse) uses.

## RENT

Available on application.

## VAT

Available on application.

## SERVICE CHARGE

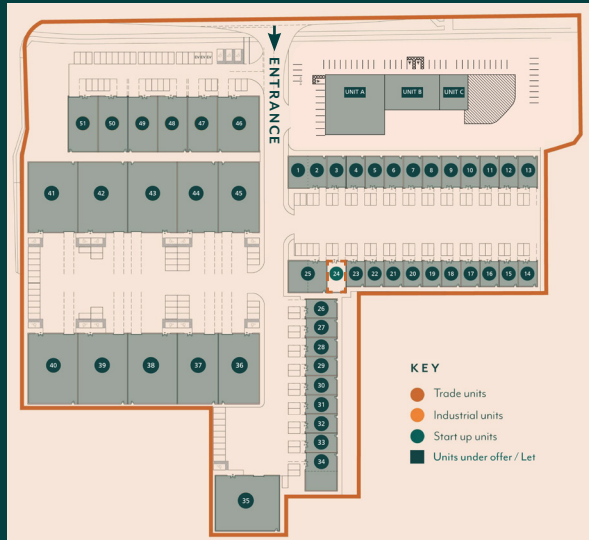
Available on application.

## BUSINESS RATES

Tenant should check the rates payable with the local rating authority.

## EPC

The units have been awarded an outstanding EPC rating of A.



[WWW.WINNINGTONBUSINESSPARK.COM](http://WWW.WINNINGTONBUSINESSPARK.COM)



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