



WINNINGTON BUSINESS PARK



UNIT 19

TO LET

825 SQ FT



**SCAN FOR MORE
INFORMATION**

WINNINGTON BUSINESS PARK, WOLSTENCROFT, NORTHWICH, CW8 4DL

SPECIFICATION



6m eaves height



Electric roller door



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

825 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

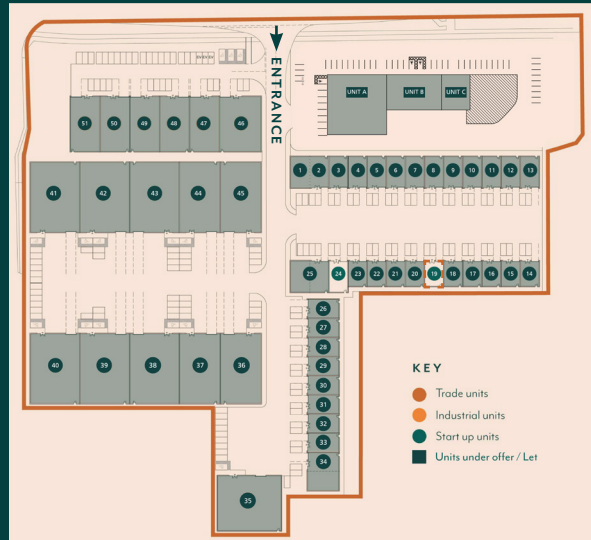
Available on application.

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



FI REAL ESTATE
MANAGEMENT

0845 500 6161
WWW.FI-REM.COM
ENQUIRIES@FI-REM.COM

ROCK
REAL ESTATE
0161 327 3152
www.rockrealestate.co.uk



**GRAHAM
SIBBALD**

07341 547 047