



TO LET

Unit 5 Westfield, Wybunbury Road, Walgherton, Nantwich, CW5 7NG

New build terrace industrial unit
2,734sq ft (254 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a terraced industrial/warehouse unit incorporating the following features:

- Portal frame construction
- Roller shutter loading door
- Staff facilities
- 24/7 access
- Potential yard space available

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Warehouse	254	2,734
Roller Shutter Dimensions	4.1 wide x 4.26 high	
Clear to Eaves	5m	

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed. The lease will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954

Rent

The rent is £22,000 per annum exclusive of VAT.

Rent Deposit

A rent deposit may be requested dependent on credit check.

Business Rates

The property is in the process of being assessed

Service Charge

The property is subject to a service charge for the common areas of the estate.

Building Insurance

The landlord will insure the building.

Utilities

The property benefits from mains water, electricity and drainage. The electricity is 3 phase and is sub metered to each unit on site.

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



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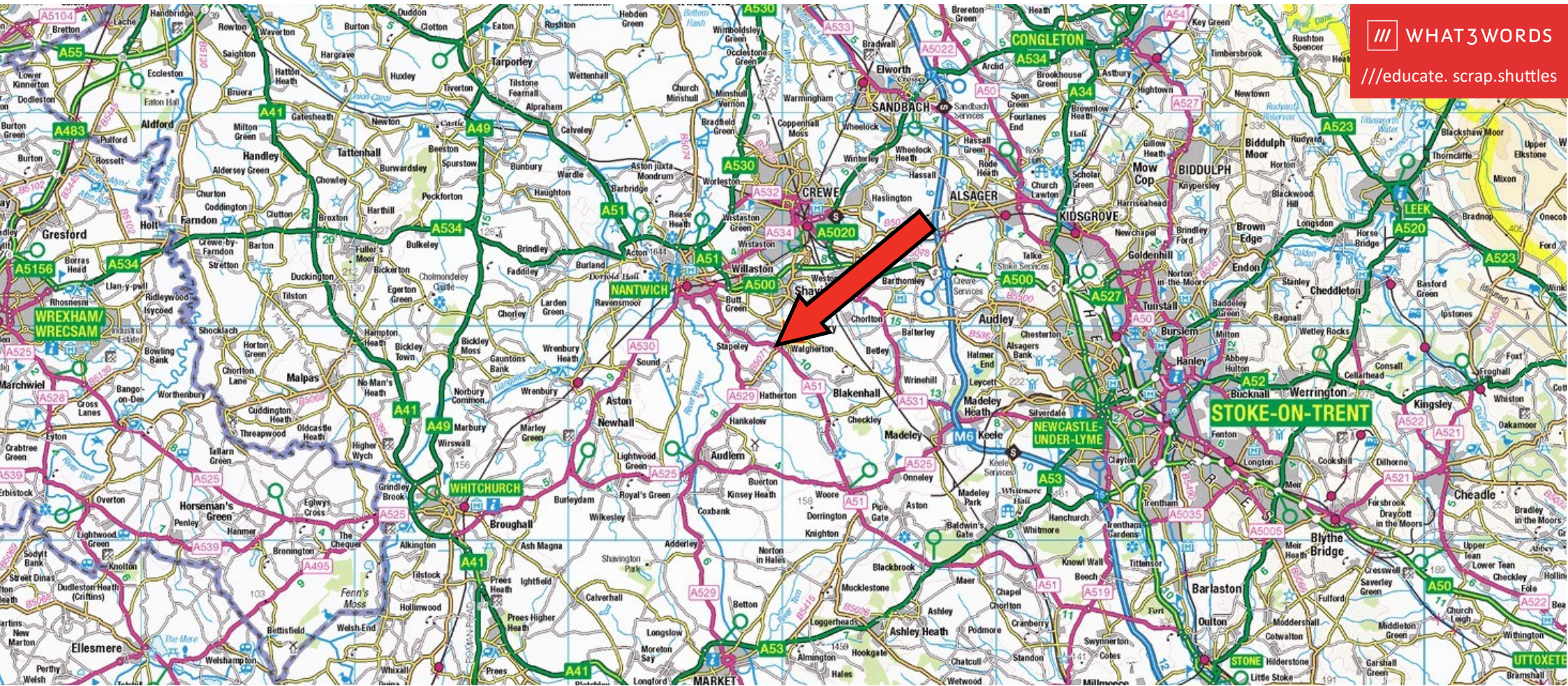






Location

The property is located on the B5071 on the road between Walgherton and Wybunbury. The property is within close proximity of Nantwich (4 miles) and Crewe (5.5 miles). Occupiers on site include GB Engineering and Mountain Trike



WHAT3WORDS
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Contact:



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DATE PREPARED: **August 2025**



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