

# TO LET

# INDUSTRIAL



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## **BARLOW DRIVE, WOODFORD PARK INDUSTRIAL ESTATE, WINSFORD, CHESHIRE**

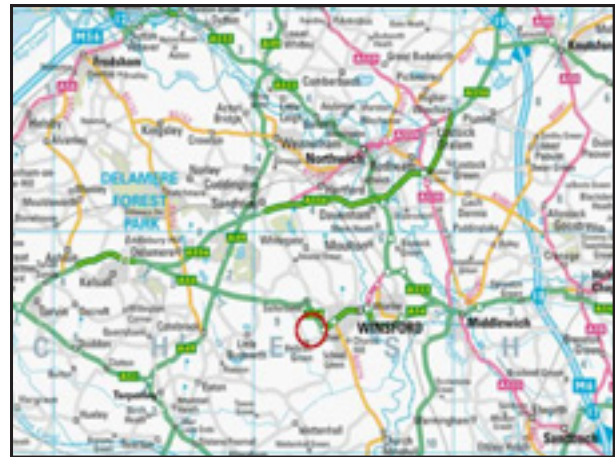
2,261.70m<sup>2</sup> (24,345 sq ft) Approx. GIA

- Rent from £1.00 per sq ft dependant upon term
  - Flexible Terms
- Detached Industrial / Warehouse Unit
- Large secure site of approx. 2.92 acres
  - Fully fitted food production facility
    - 10% Office allocation
    - 297m<sup>2</sup> Cold store

**Edward  
Symmons**

**0161 216 9197**

[www.edwardsymmons.com](http://www.edwardsymmons.com)



**LOCATION**

The property is situated in the Woodford Park Industrial Estate which lies just off Oakmere Road (A54) approximately 1½ km (1 mile) to the West of the town centre. The A54 provides direct access to junction 18 of the M6 Motorway via Middlewich.

**DESCRIPTION**

The premises comprises a single storey modern industrial unit arranged in two main bays with rear extension. Internally the property is arranged to provide a row of front offices accessed from a central corridor. To the rear the main warehouse has previously been used for food manufacturing purposes and currently has various cold stores and blast freezer rooms. Over the front offices on the left hand bay there is a small staff canteen and store rooms accessed via timber staircases. To the rear of the property there is dock level loading access.

The property itself stands in a good sized site with substantial areas of expansion land to the side accessed at present by a single roadway. Car parking is situated to the front of the unit and delivery access to the rear.

**ACCOMODATION**

We have measured the premises in accordance with the RICS code of measuring practice, and calculated the approximate GIA to be:

Ground Floor	2081.7m <sup>2</sup>	22,407 sq ft
First Floor Stores and Canteen	180.0m <sup>2</sup>	1,938 sq ft
<b>Total</b>	<b>2261.7m<sup>2</sup></b>	<b>24,345 sq ft</b>

**TERMS**

The property is available on a full repairing and insuring lease with rent from £1.00 per sq ft dependant upon term.

**BUSINESS RATES**

The property is entered in the 2005 rating list assessed as follows:

Description:	Factory & Premises
Rateable value:	£93,500

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction.

**ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate is available upon request.

**VAT**

All quoted prices are exclusive of, but may be liable for VAT.

**VIEWING**

Strictly by prior appointment through the sole agents.

Contact: Robert Donnelly  
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**Ground Floor, Cloister House, Riverside, New Bailey Street, Manchester M3**

**Misrepresentation Act 1967**

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

