

TO LET

**BRAND NEW INDUSTRIAL UNITS
WITH COMPOUND AREA
97.6 m² (1,050 sq.ft)**



CHAPEL STREET WINCHAM, NORTHWICH

LOCATION:

The premises are located on Wincham Industrial Estate which is located to the west of Northwich town centre between the A559 and the B5705. Wincham is a popular industrial area with easy access to Northwich town centre, M56 junction 10 and M6 junction 18.

DESCRIPTION: When completed there will be a total of eight units on this site with one unit now being completed. All units will benefit from a secured fenced area providing a compound and parking. The accommodation will comprise a steel portal frame with insulated profile steel cladding. The approximate eaves height will be 3.8m with a approximate pitch height of 4.8m which will provide good open-plan high eaves storage space with potential for mezzanine level if required. Each unit will have two pedestrian doors and one large roller shutter door.

All units will benefit from class B1 use with planning permission being granted by Vale Royal Borough Council in May 2004 application number APP/2004/0588

DIMENSIONS: 12.2m x 8m measured on a Gross External Area basis.

SERVICES: Mains single phase electricity, water and drainage are connected, Phase three available needs jointing and terminating as a supply..

TERMS: The unit is available on a Full Repairing and Insuring basis for a minimum term of 3 years with Tenant's option to break at the end of the 2nd year.

PRICE £6,840 per annum, £570 + Vat per month

LEGAL COSTS: Each party is to be responsible for their own legal costs

RATES: **£1800 per annum. For single business occupancy a 50%**

VAT: All prices, rentals and outgoings are exclusive of, but may be liable to, VAT

VIEWING: Strictly by appointment with the sole agents

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