



Units 1/2 , 3 and 13/14 Wallace Court, Road Three, Winsford Industrial Estate, CW7 3PD

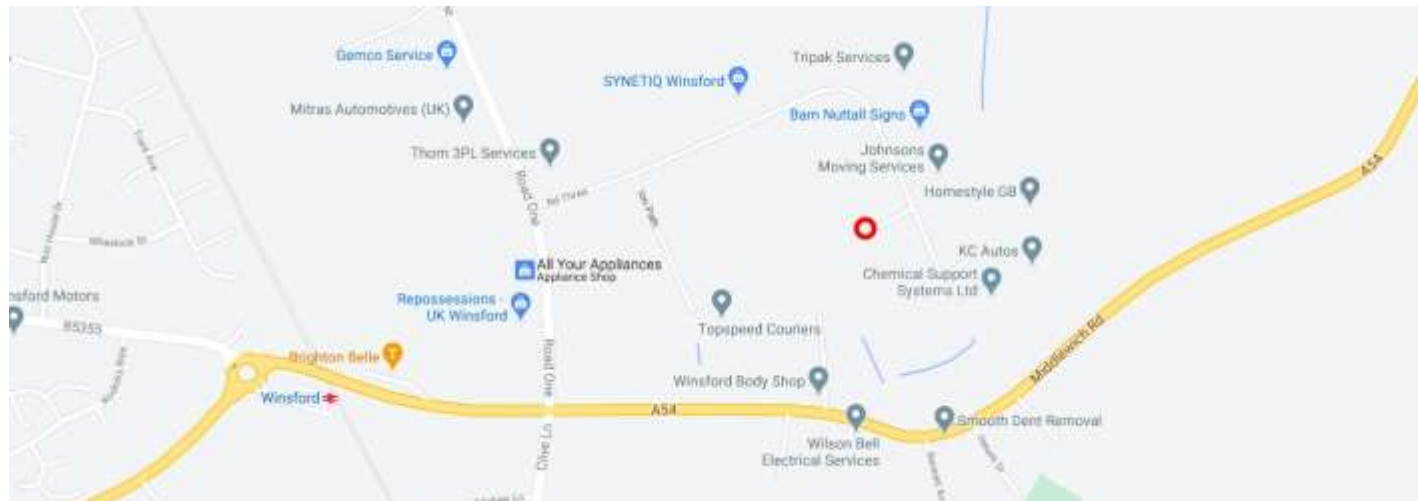
1,018 sq ft to 3,128 Sq ft

Warehouse Units with Offices

- 4m to haunch
- Roller Shutter Doors
- Single storey offices
- Male/Female W/Cs and Kitchenette
- **RENT ON APPLICATION**



Wallace Court, Road Three, Winsford Industrial Estate, CW7 3PD



Location

The properties are located on the Winsford Industrial Estate. Offering easy access to M6 J18 which is 5 miles away via the A54.

Description

Various units comprising of a warehouse with offices and benefits from the following:

- Steel portal frame construction
- Concrete floor
- Twp rollerr shutter doors leading to the yard
- Up to 4.2 metres to underside of haunch
- Male and Female W/Cs
- Kitchenettes
- Fully serviced Gas/Water/Electric

Accommodation

The units have been measured on a GIA basis and comprise the following:

Unit	Sq Ft	Sq M
1&2	2,619	243
3	1,018	95
13/14	3,128	291

Rental

The property is available on a leasehold basis. The rent is available on application

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

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