



WINNINGTON  
BUSINESS PARK



↗ CW8 4DL

BRAND NEW MULTI-LET

# TRADE INDUSTRIAL & RETAIL UNITS

AVAILABLE NOW

126,958 SQ.FT  
NEW BUILD UNITS  
TO LET

Enquire about your perfect  
industrial or trade space today

HIGH QUALITY INDUSTRIAL, TRADE & RETAIL  
UNITS STARTING FROM 821 SQ.FT  
ACROSS 7.5 ACRES



WARRINGTON  
BUSINESS PARK



  
WARRINGTON  
BUSINESS PARK

UNIT AVAILABLE  
TO LET

FI REAL ESTATE MANAGEMENT

46

UNIT AVAILABLE  
TO LET

47

UNIT AVAILABLE  
TO LET

48

UNIT AVAILABLE  
TO LET

  
WARRINGTON  
BUSINESS PARK

0845 500 6161  
WWW.WARRINGTONBUSINESSPARK.COM

UNITS TO LET

FI REAL ESTATE MANAGEMENT

0845 500 6161  
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# SPECIFICATION

Flexible industrial/warehouse units finished to a shell specification, with the opportunity for a bespoke fit-out and supplemental services and installations.



From 821 sq.ft upwards



Electric roller doors



On site cycle parking



Units can be combined



Landscaped environment



Electric vehicle charging points.



Internal eaves from 6m to 8m

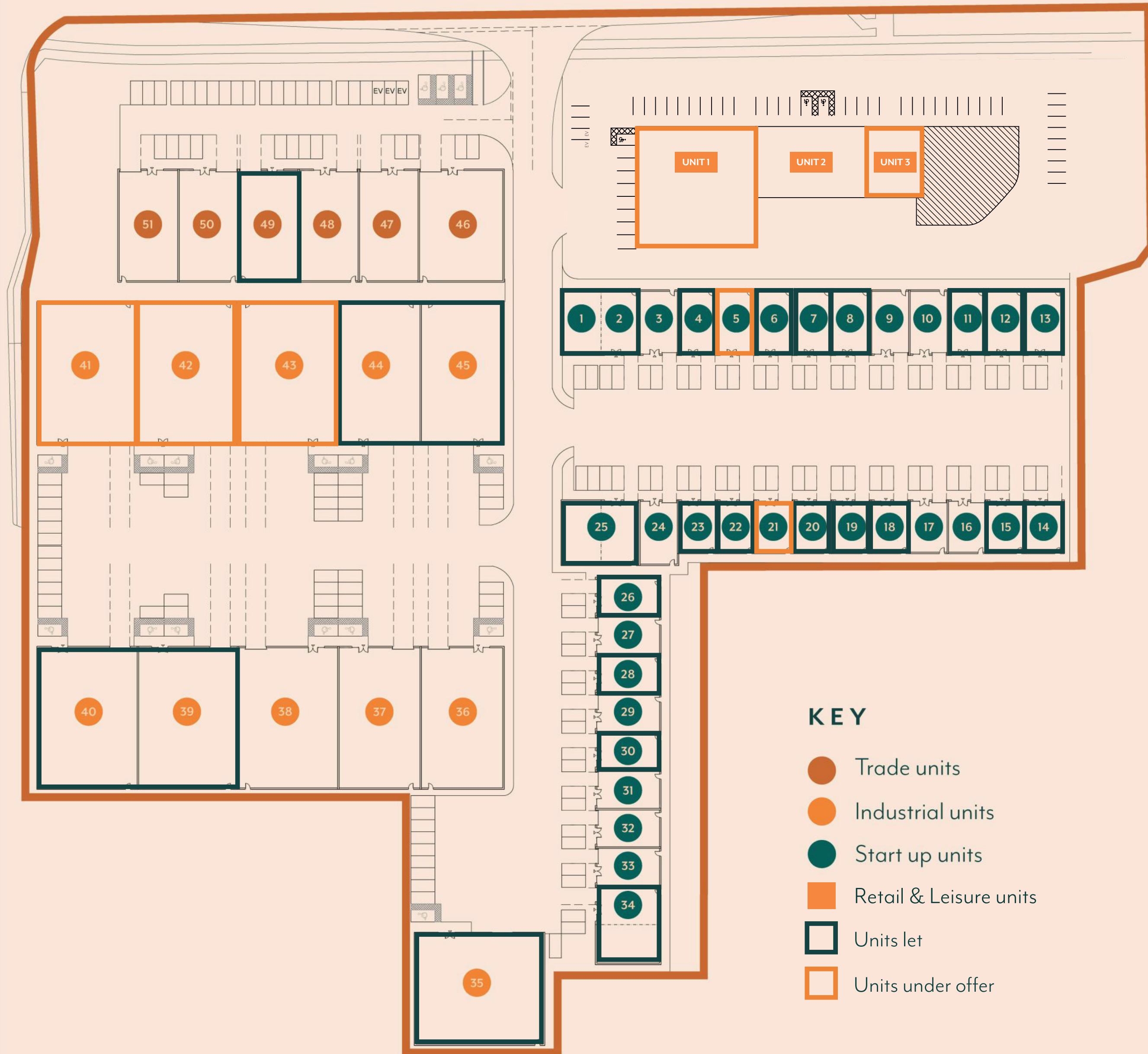


Dedicated parking to all units



Bespoke fit-out available







WINNINGTON BUSINESS PARK | NORTHWICH

# INFORMATION

## PROGRAMME

Industrial Units - Available Now

Retail Units - Available Now

## PLANNING

B2 and B8 (industrial and warehouse) uses.

## SERVICES

Three phase electricity, gas, water, telecoms available.

## EPC

The units have been awarded an outstanding EPC rating of A.

## TERMS

Units will be available to lease on a full repairing and insuring basis on terms to be agreed.

## RESERVATION

Reserve your perfect unit with a reservation fee.

Enquire to secure your unit today.

# A BESPOKE SERVICE

We recognise the importance for our clients to find space that offers simplicity and flexibility together with a high-quality service. For occupiers who would prefer an all-inclusive cost for their unit, we can provide a bespoke service to include the following supplementary services:



Business Support



Business rates advice



Broadband



Utilities



Tenant fit-out (i.e. offices, mezzanine)



In-house facilities and property management team

If you would like to discuss your specific business needs, we would be happy to explore a bespoke client package for you.



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WINNINGTON BUSINESS PARK | NORTHWICH

# LOCATION





WINNINGTON BUSINESS PARK | NORTHWICH

# LOCATION

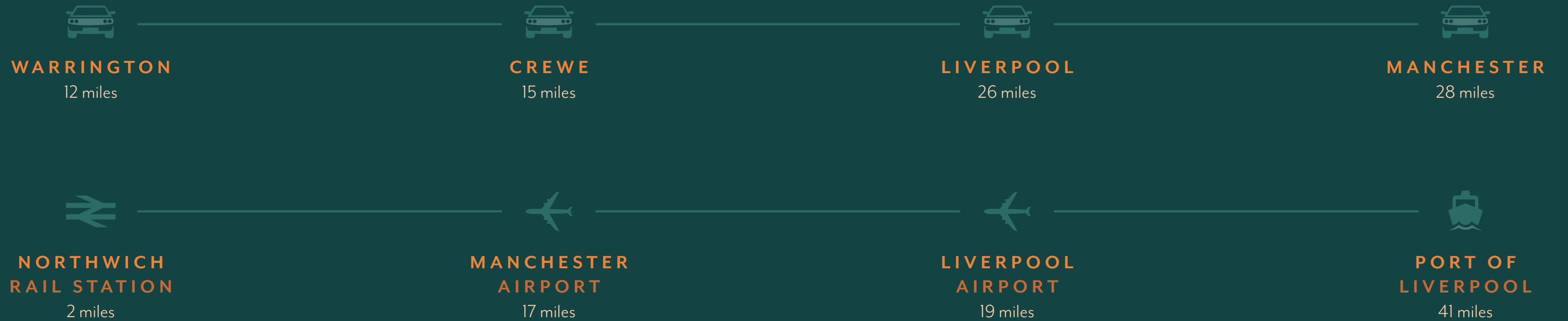
A significant new business park for Northwich amidst an area of substantial urban regeneration and development.

- 2 miles from Northwich Town Centre and Northwich train station

- Junction 19 of the M6 motorway is just 15 minutes' rural drive away

- Located 18 miles east of Chester and 12 miles south of Warrington

- Easy access to the M56 motorway leading to Manchester International Airport



Winnington is a historic town located in Northwich, Cheshire. It lies at the junction of the rivers Weaver and Dane approximately 18 miles east from the ancient city of Chester.

The Town's historic significance dates back to Roman times, the empire's interest in the area is thought to be

due to the proximity of the two merging rivers along with the local salt deposits which were extremely valuable to the empire.

Northwich's association with salt mining has spanned over a thousand years as the excavation continues locally through to today. The closure of several mines over

the last few decades has led to an increase in housing developments on the available land, subsequently increasing the town's residential population raising the need for more industrial and trade premises in the area. The town has also seen financial investment in recent years with the development of the town centre and new

Baron's Quay Shopping Centre located on the bank of the river Weaver.

The development of Winnington Business Park will see further investment in the area, providing businesses with new modern premises and in turn increasing the numbers of nearby jobs thus boosting the local economy.





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# LOCATION





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BRAND NEW MULTI-LEVEL  
**TRADE & INDUSTRIAL  
UNITS**

MAJOR QUALITY DEVELOPMENT  
UNITS AVAILABLE FROM 22,000 SQ FT  
UNITS AVAILABLE Q4 2022

FOR MORE INFORMATION CONTACT  
FI REAL ESTATE DEVELOPMENT

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Start as low as  
£100,000 per sq ft

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from one desk onwards

Direct provision for built  
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BRAND NEW MULTI-LEVEL  
**TRADE & INDUSTRIAL  
UNITS**

MAJOR QUALITY DEVELOPMENT  
UNITS AVAILABLE FROM 22,000 SQ FT  
UNITS AVAILABLE Q4 2022

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ELECTRIC VEHICLE CHARGING

RESPOND TO YOUR BUSINESS

8m HIGHER CLEARANCE

WELCOME

FLOOR TO FLOOR

TRIPLE FLOOR

MEZZANINE LEVEL



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# TRADE UNITS TO LET

## BLOCK A



7 units from 2,841 sq. ft. (may combine)



Suitable for trade counter uses



Designated parking & additional customer parking



8m eaves height



Roller shutter & personnel access doors



Partially glazed unit frontages

These new modern units are located to the right as you enter the business park, all looking out on the tree lined Winnington Avenue. Due to the prominent location of the units they are ideal for trade counter businesses

looking to attract passing trade. Adding to the appeal of these units is the included parking spaces to the front of each unit. These spaces provide easy access for potential

Customers needing to load materials onto small and medium sized vehicles. Each unit is finished to a high specification and can be tailored to the tenant's needs subject to a pre-let agreement.

Units can also potentially be combined to form larger units if required.





WINNINGTON BUSINESS PARK | NORTHWICH

# START UP UNITS TO LET

## BLOCKS C, E, G



25 units from 821 sq. ft (may combine)



All-inclusive rents available



Dedicated parking



6m eaves height



Roller shutter & personnel access doors



Partially glazed unit frontages

Located to the left as you enter Winnington Business Park these small start-up units are perfect for companies just starting their venture or those wanting a more workable space. Individual units range from 821 sq ft up to

2114 sq ft, with an eaves height of 6m, units can be combined if needed. The 25 modern units each have dedicated parking to the front allowing for easy access of both staff and customers. Every unit is equipped with roller

shutters, access doors and partially glazed frontages providing an abundance of natural light adding to the modern feel. The layout of these units provides a sense of community, blocks C and E form a courtyard potential-

ly allowing businesses to easily collaborate and draw in more customers resulting in increased brand awareness for each occupied unit.

## LOCATION





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# INDUSTRIAL UNITS TO LET

## BLOCKS B & F



11 units from 4,613 sq. ft. (may combine)



Bespoke fit out available



Dedicated yard and parking



8m eaves height



Roller shutter & personnel access doors



Partially glazed unit frontages

Set further back and to the right of the business park these larger units provide space up to 6,314 sq.ft and are ideal for manufacturing or warehousing. Each unit has ample space for heavy goods vehicle access along with

roller shutters and an eaves height of 8m perfect for storage. The modern glass frontages allow natural light into the space, reducing the need for constant internal lighting and therefore reducing business costs.

Each unit has dedicated parking for both staff and visitors blocks B and F form a courtyard feel whilst the detached unit offers a dedicated plot for ease of loading and external storage together with an increased presence

on the estate. If you're in need of space in excess of 6,314 sq.ft, terraced units are able to be combined subject to availability and pre-contract agreement.

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