



## Unit 4, Ellesmore Place, Wincham Avenue, Wincham, CW9 6GN

Guide Price £145,000

- Brand new industrial units
- Flexible accommodation
- Fully insulated
- Easy access to the M6 and the M56
- Within a secure compound
- 4 parking spaces available
- Loading areas

### Approximate distances:

- Northwich- 2 miles
- Knutsford- 6 miles

### Viewings and further information:



Simon Geary  
simon.geary@  
fishergerman.co.uk  
**01565 757 977**



James Clempner  
james.clempner@  
fishergerman.co.uk  
**01565 757 972**

## Description

This property comprises a terrace of 4 newly built industrial units just off Wincham Avenue on Wincham Industrial Estate, one of which is available for sale. The property is conveniently situated 2 miles from Northwich and 6 miles from Knutsford. Access to the motorway network is excellent and the accommodation is flexible.

## Accommodation

Unit 4 Ellesmore Place totals approximately 89 sq m (958 sq ft) and comprises an open plan warehouse, office, kitchen and WC accommodation.

Built to current building regulations, this modern unit is fully insulated. To the front is an electric roller shutter door leading to the loading area and 4 parking spaces available with the unit.

## Services

Mains 3 phase electricity, water and drainage. Telephone lines installed by BT Openreach. No other services, fittings etc.

## Tenure

The freehold of the property is offered for sale.

## Business Rates

The property is yet to be assessed for business rates.

## VAT

The property is elected for VAT.



## EPC

The energy performance certificate rating is D for each unit. A full report is available upon request.

## Sale Price

Each unit is available to purchase at a price of £145,000.

## Legal Costs

Each party to be responsible for their own legal costs.

## Viewings

By strict appointment through selling agents, Fisher German LLP, tel. no. 01565 757 970, [simon.geary@fishergerman.co.uk](mailto:simon.geary@fishergerman.co.uk)

## Directions

Turn right off Manchester Road A559 onto Hall Lane and then turn left onto Wincham Lane. Ellesmore Place is on the left hand side.