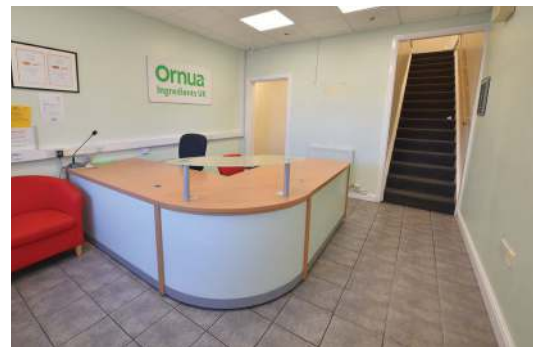


For Sale

ANDREW DIXON
& COMPANY



Modern Detached Cold Store Facility

22,949 Sq ft (2,132 Sq m) on 1.39 acres plus expansion land

Former Cheese Warehouse, Waymills Industrial Estate, Whitchurch SY13 1TT

- Includes 3.15 acre expansion land (subject to planning)
- 6-8.3m eaves height
- Partially racked facility
- Chilled storage with capacity to chill to +5 °C



Location

The property is located on the eastern fringe of the North Shropshire town of Whitchurch, which lies some 20 miles north of the county town of Shrewsbury, 20 mile south of Chester and 15 miles east of Wrexham.

Waymills Industrial Estate is situated adjacent to the B5398 approximately 500m from its junction with the A525, which links with the A41 Whitchurch bypass approximately 1 mile to the south. The A41 in turn links with the A49 just north of the town.

Description

Situated on a self-contained site the property comprises a modern detached industrial / warehouse unit benefitting from the following specification:

- Single span steel portal frame construction under a metal clad roof which has been extended in 2005 to provide a higher bay area.
- Approximately 6m clear working height in the main warehouse and 8.3m in the high bay extension.
- Censored LED Lighting in warehouse and extension.
- Fitted out as chilled storage throughout warehouse with capacity to chill to + 5 degrees centigrade.
- Food grade packing/processing room with white walling.
- Two dock level loading doors as part of extension with raised floor with one standard level access loading door and one smaller level access door.
- Electronic mobile racking in part of warehouse.
- 360 degree external site circulation.
- Fenced and gated rear service yard.
- 2 storey offices which is partly air-conditioned with reception, kitchen and male and female w/c's.
- Separate tarmac car park at the front of the property

The opportunity includes 3.15 acres of land immediately adjacent to the property. Part of this has been converted to provide a hard standing car park, but could be used for development subject to obtaining planning permission. The land is allocated for employment use in the Shropshire Local Development Plan.

EPC

The property has an EPC rating of D(80). A full EPC is available upon request.

Floor Areas

We undertook a measured survey of the property and calculated the following Gross Internal Floor (GIA) areas:

Description	Sq Ft	Sq M
Original Warehouse	13,681	1,271
Extended Warehouse	5,587	519
Ground Floor Offices	1,840	171
First Floor Offices	1,840	171
Total Floor Area	22,949	2,132

The core office accommodation provides a 16% office content and the property has a lower than average site coverage of 35% based on a total site area of 1.39 acres (not including expansion land).

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Tenure

Freehold: The property is available to purchase freehold with vacant possession.

VAT

VAT will be charged where applicable.

Information / viewing

Strictly by appointment:

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