



**NEW INDUSTRIAL START UP AND TRADE UNITS  
AVAILABLE FROM Q2 2026**

**TO LET 973 SQ FT - 19,609 SQ FT**

**NAVIGATION INDUSTRIAL ESTATE, NAVIGATION ROAD, NORTHWICH, CHESHIRE, CW8 1BE**

**GRAHAM + SIBBALD**  
Chartered Surveyors and Property Consultants

# SITUATION

Navigation Industrial Estate sits on a total site area of approximately 3.01 acres (1.22 hectares). It is bounded by Navigation Road to the West, the A533 Road to the North and the River Weaver to the East. The site lies between the M56 and M6 Motorways.

Navigation Industrial Estate is a new development by Northbridge Property Group providing an opportunity for tenants to relocate at this exciting new development. Totalling 19,609 sq ft of new Start up, trade counter, warehouse and industrial space, we are offering 12 units on a LEASHOLD basis offering sizes from 973 sq ft, 1450 sq ft, 1,950 sq ft and 2,395 sq ft with a dedicated yard. The estate is constructed to a high specification which includes the latest technologies that provides environmentally friendly units and lower running costs.

There are a range of amenities in close proximity including Kwik Fit, Paint Well, Waitrose, Tesco Express and is only 5 minutes from Northwich Town Centre providing excellent amenities.

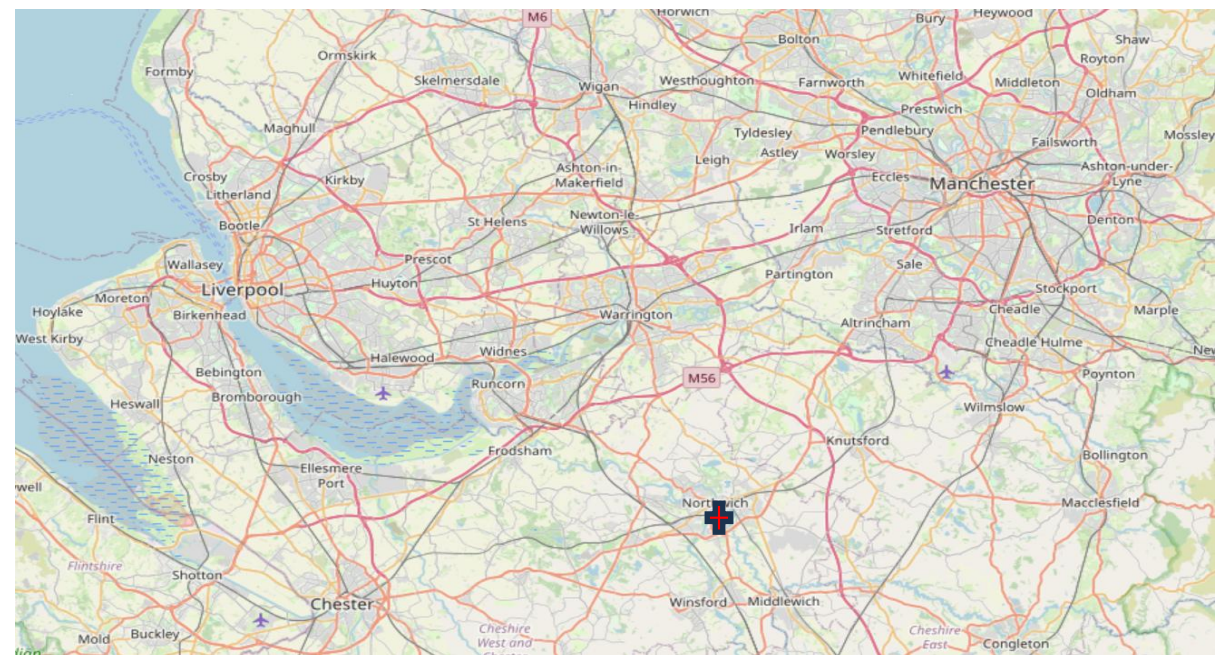
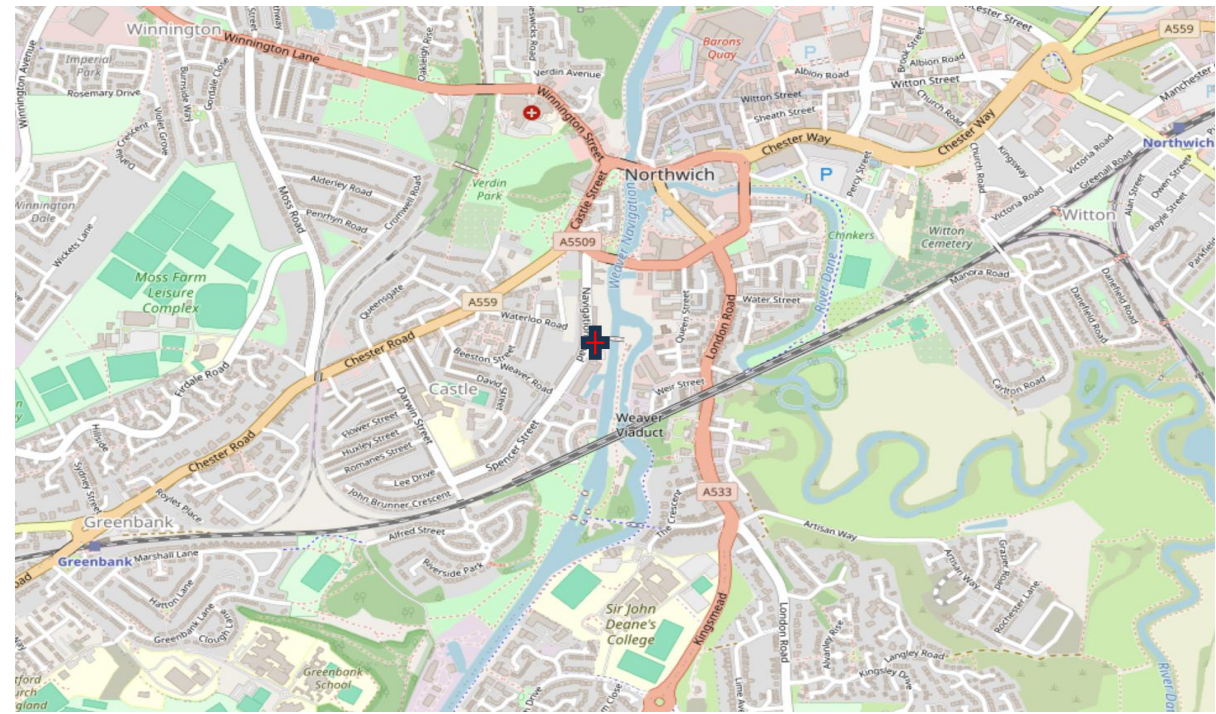
Units are available from Q2 2026.

## LOCAL OCCUPERS



# LOCATION

Navigation Industrial Estate is located north of the town centre. The area benefits from good transport links, with the nearest railway stations being Greenbank (approximately 0.7 miles away) and Northwich station (around 0.9 miles away). Both stations lie on the Mid-Cheshire Line, providing regular connections to Manchester, Chester, and other nearby towns. Road access is excellent, with the property located near major routes such as the A556, which connects to the M6, M56, and M62 motorways, offering convenient travel across the Northwest region. Northwich is approximately 26 miles from Liverpool, 32 miles from Manchester, and around 12 miles from Warrington, making it a well-positioned location for commuting or regional travel.



# TRANSPORT & ACCESS

## ROAD

Manchester	24 miles
Liverpool	27 miles
Chester	18 miles
Birmingham	70 miles

## SEA

Port of Liverpool	34 miles
Port of Immingham	138 miles
Port of Hull	128 miles

## RAIL

Northwich Station	5 mins
Manchester Airport	25 mins
Manchester Piccadilly	47 mins
Liverpool Lime Station	48 mins

## AIR

Manchester Airport	10 miles
Liverpool Airport	20 miles
Chester Airport	25 miles

# AVAILABILITY

**Unit 1**      **2,395 sq ft (Secure Yard)**

**Unit 2**      **1,450 sq ft**

**Unit 3**      **1,450 sq ft**

**Unit 4**      **1,450 sq ft**

**Unit 5**      **1,450 sq ft**

**Unit 6**      **1,450 sq ft**

**Unit 7**      **1,450 sq ft**

**Unit 8**      **1,450 sq ft**

**Unit 9**      **1,450 sq ft**

**Unit 10**      **1,923sq ft**

**Unit 11**      **1,950 sq ft**

**Unit 12**      **973 sq ft (Secure Yard)**

Each unit has two dedicated car parking spaces

# SPECIFICATION

- Electric loading doors to each unit
- 3 Phase electricity supply
- LED lighting
- 6m or 8m clear internal metre eaves depending on the unit
- Dedicated car parking to all units
- Target EPC rating "B"
- High performance insulated cladding and roof materials
- Fully enclosed estate and self-contained site
- Secure yard to units 1 and 12
- Units can be combined
- Landscaped environment



WELL  
CONNECTED



HIGH  
SPECIFICATION



SKILLED  
WORKFORCE



## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENTAL

Upon application.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## SERVICES

Mains services are available to the property including three phase electricity, mains water and drainage.

## RATEABLE VALUE

We advise interested parties to make their own enquiries to the Local Rating Department.

## PLANNING

The permitted use of the property is within Classes B2 or B8.

Interested parties should make their own enquiries to the local planning department.

## RESERVATION

Units can be reserved now for occupation in Q2 2026.

## LEGAL COSTS

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

## CONTACTS

For further information please contact the sole letting agents:



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**GRAHAM + SIBBALD**

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### IMPORTANT NOTICE

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