TO LET
Unit 4B, Total Park, Middlewich, Cheshire, CW10 0QJ
New build industrial unit
24,667 sq ft (2,292 sq m)

Legat Owen
CHARTERED SURVEYORS

Description

The property comprises of a new build industrial unit and benefits from:

- Secure self-contained yard
- 8m eaves to the underside of the haunch
- 2 Level access loading door (5m x 5m)
- Floor loading of 50kN/m²
- Reception and welfare
- First floor fully fitted open plan offices
- 100 KVA power supply.
- Large loading and yard area
- Separate car park
- Electric car charging points
- 24/7 access

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

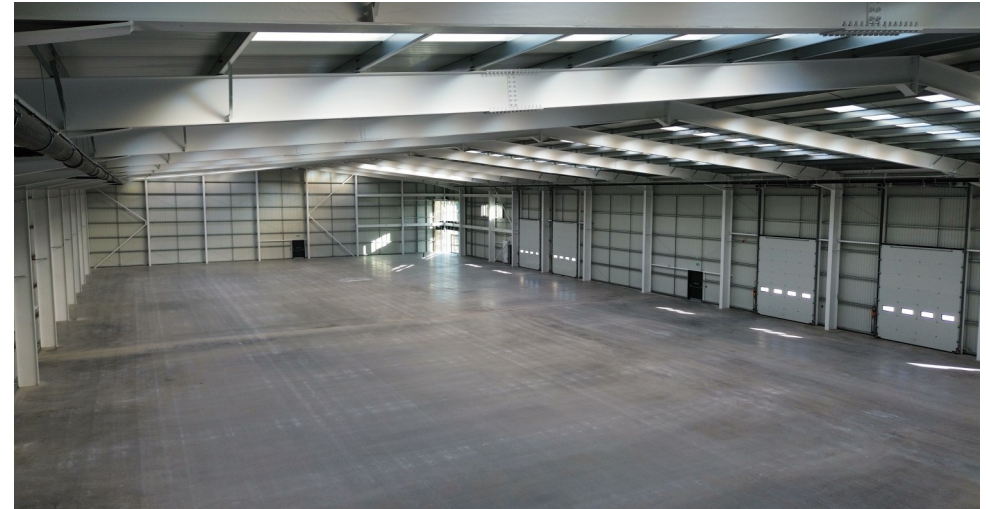|	GIA sqm	GIA sqft
Warehouse	2,081	22,402
First Floor Office	210	2,265
Total	**2,292**	**24,667**

Terms

The property is available leasehold on terms to be agreed.

Rent

The rent is £10.00 per sq ft plus VAT.

Rent Deposit

A Rent Deposit may be requested dependent on credit checks for leasehold transactions.

Unit 4B

Unit 4B

Business Rates

The property is undergoing assessment for Business Rates.

Service Charge

The property is subject to a service charge for the maintenance and upkeep of the common areas of the estate.

Energy Performance Certificate

The property is undergoing an EPC check. Targeting EPC rating of A.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.
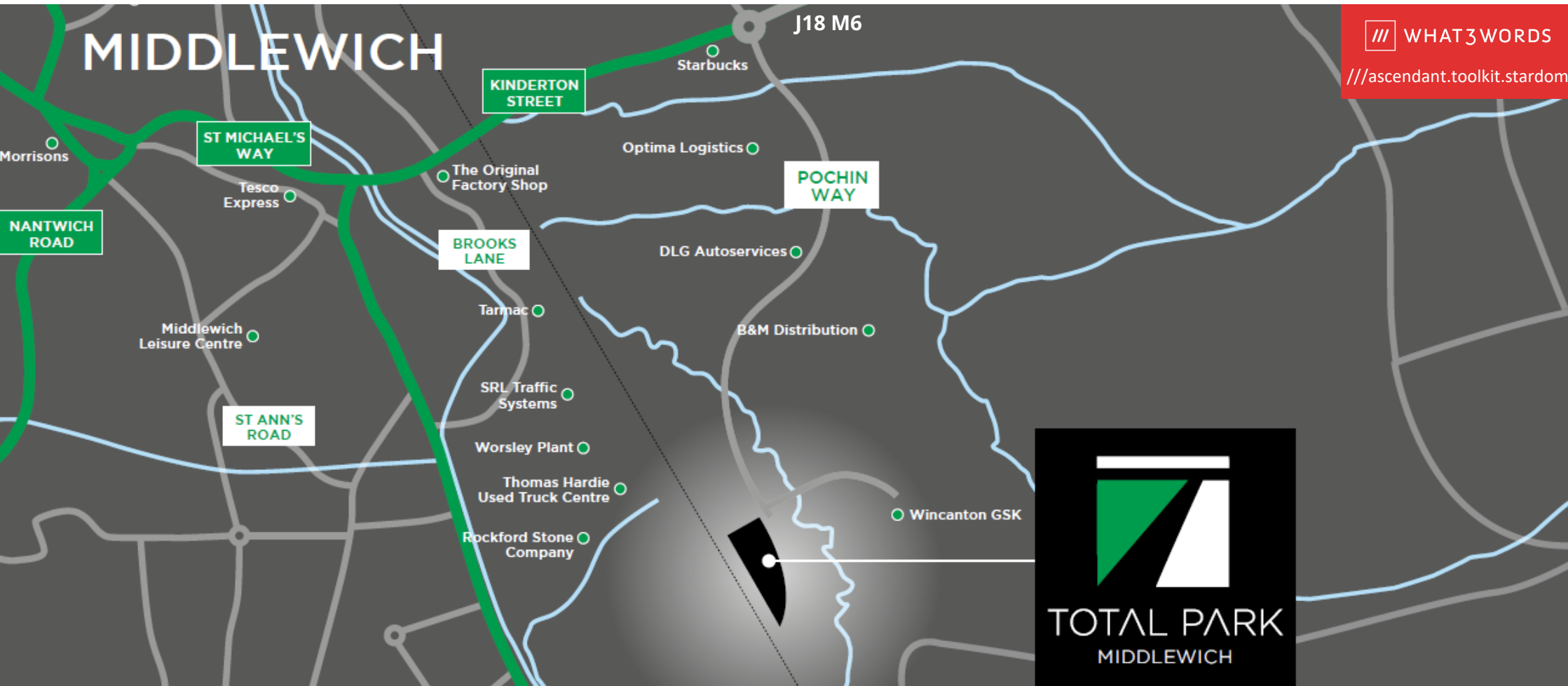
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Site Plan

Unit 4B

	GIA sqm	GIA sqft
Warehouse	2,081	22,402
First Floor Office	210	2,265
Total	**2,292**	**24,667**

Unit 4A

Unit 4B

40.00m

84.00m

37.10m

38.27m

63.50m

Unit 5A

Unit 5B

40.00m

76.95m

LET TO contour SHOWERS LIMITED

Unit 7

42.00m

38.00m

Unit 8

72.86m

36.00m

88.00m

30.00m

35.00m

53

51

22

18

36

LO.

LOCATION

Total Park Middlewich is strategically located approximately 2 miles to the west of Junction 18 of the M6 motorway. The Estate has been extensively developed and is widely acknowledged to be one of the regions key logistics and industrial sites. The Estate has attracted occupiers such as B&M, Wincanton, Optima Logistics and Go Outdoors. The immediate proximity to the M6 provides access to Cheshire, Merseyside, Greater Manchester and the Potteries. The estate also benefits from amenities such as a Travelodge, Starbucks, a Petrol Filling Station and a Public House, all of which are located at the entrance to the estate.

/// WHAT3WORDS

///ascendant.toolkit.stardom

MIDDLEWICH

J18 M6

KINDERTON STREET

Starbucks

ST MICHAEL'S WAY

Optima Logistics

Morrisons

The Original Factory Shop

POCHIN WAY

Tesco Express

NANTWICH ROAD

BROOKS LANE

DLG Autoservices

Middlewich Leisure Centre

Tarmac

B&M Distribution

ST ANN'S ROAD

SRL Traffic Systems

Worsley Plant

Thomas Hardie Used Truck Centre

Wincanton GSK

Rockford Stone Company

TOTAL PARK

MIDDLEWICH

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Contact:

Harriet Shakeshaft
07548 845167
harrietshakeshaft@legatowen.co.uk

Matt Pochin
07831 445009
mattpochin@legatowen.co.uk

M1 AGENCY
0121 726 9054
m1agency.co.uk

Georgina Thompson
07793 461 360
georgina.thompson@m1agency.co.uk

Kayleigh Mason
07747 486 661
kayleigh.mason@m1agency.co.uk

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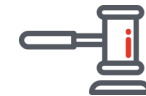
Commercial Agency

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Management

Valuation

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Development

Investment

Landlord & Tenant

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01244 408200
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