

MAGNITUDE

JUNCTION 18, M6 MIDDLEWICH



MANUFACTURING & LOGISTICS UNITS

40-638,000 SQ.FT.
(3,716-59,272 SQ.M.)

TO LET

EVERYTHING IN EASY REACH

MAGNITUDE.COM



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— INDICATIVE PLOT BOUNDARIES

MASTERPLAN



JUNCTION 18, M6 - 3 MINS

A54

PHASE 2
36 ACRES

Swizzels
Lowest since 1920

ROUTE OF MIDDLEWICH EASTERN BYPASS

UNIT 41
304,700 SQ.FT.

UNIT 32
150,000 SQ.FT.

UNIT 31
638,000 SQ.FT.

PLOT 43
2.87 ACRES

GO
Outdoors

bm

Wincanton

POCHIN WAY

UNIT 33
125,300 SQ.FT.

UNIT 12
41,000 SQ.FT.

UNIT 11
149,000 SQ.FT.

Shell

STARBUCKS
COFFEE

OPTIMA

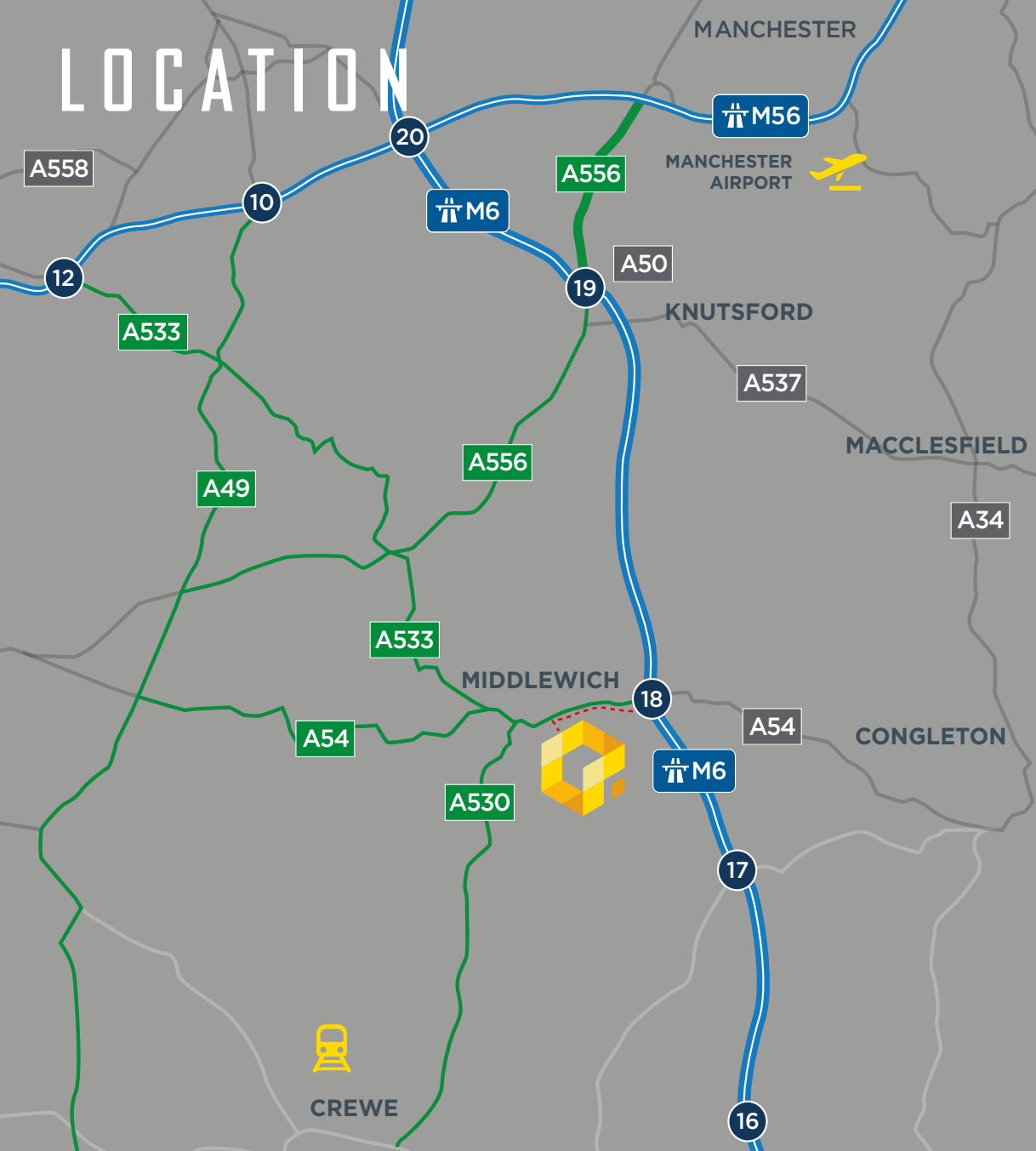
SUBWAY

Cheshire
Constabulary

A54

MIDDLEWICH

LOCATION



THE SITE IS LOCATED WITHIN MINUTES OF JUNCTION 18 OF THE M6 OFF ERF WAY ON THE MAGNITUDE INDUSTRIAL ESTATE. MAGNITUDE IS UNDER 0.25 MILES FROM MIDDLEWICH TOWN CENTRE. THE MAGNITUDE ESTATE HAS BEEN EXTENSIVELY DEVELOPED AND IS WIDELY ACKNOWLEDGED TO BE ONE OF THE REGION'S KEY LOGISTICS AND INDUSTRIAL LOCATIONS.

Existing occupiers include B&M, Wincanton, Optima Logistics, Firmin Coates and many more regional and national SME businesses. The immediate proximity to the M6 motorway network provides access to Cheshire, Greater Manchester, Merseyside and The Potteries. More immediate amenities are provided at the entrance to the estate including a Petrol Filling Station along with associated convenience store, Starbucks, Travelodge and Subway.

Middlewich and Ma6nitude will see the construction of the Middlewich Eastern Bypass providing extensive infrastructure improvement for the town. Construction of the Bypass is due to start in 2021.

J18, M6	2 miles	3 mins	Liverpool 2 deep water container port	45 miles	57 mins
Crewe	10 miles	20 mins	Birmingham	63 miles	1 hr 10 mins
Stoke-on-Trent	21 miles	27 mins	London	185 miles	3 hrs 20 mins
Manchester Airport	21 miles	30 mins			
Manchester City Centre	27 miles	45 mins			

(Source: aa.com)



MOTORWAYS

3 minutes to M6 and 15 minutes to M56



Crewe (8 miles from the site)



AIRPORTS

3rd largest airport on the doorstep

SAT NAV: CWID 0JB

WORK FORCE WITHIN EASY REACH



63.4% of the population within 45 minutes of the site are of working age



33k 33,000 graduates on average per year from 7 universities (Cheshire East)



21.8% higher GVA per head than UK average (Cheshire East)



43% of working population qualified at NVQ level 4 or above (Cheshire East)



50% 50% of workforce in high-skills jobs (Cheshire East)



20k SMEs operate in Cheshire East region



LOW workforce wages comparatively low (Middlewich)



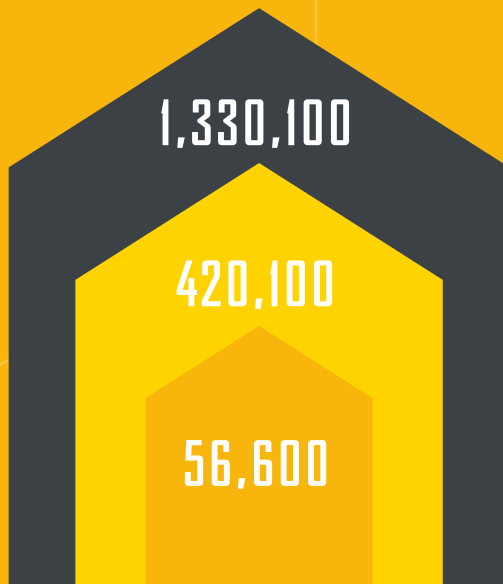
£2.5bn £2.5 billion projected GVA growth from 2010 to 2025 (Cheshire East)



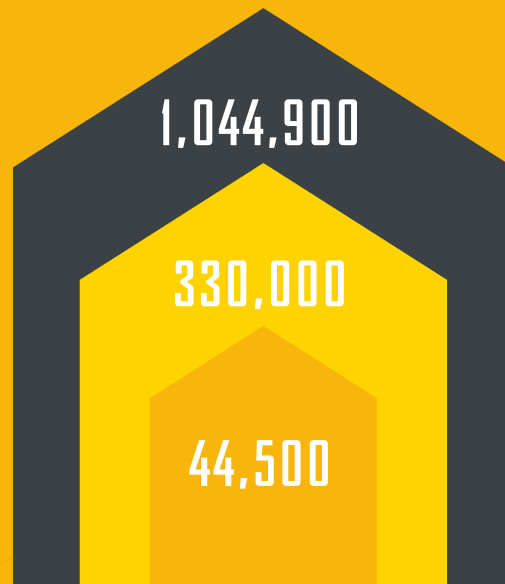
40k professionals work in the Cheshire East area



(Source: The Skills and Growth Company)

WORKING AGE POPULATION (16-64)



ECONOMICALLY ACTIVE WORKFORCE



 15 mins drive  30 mins drive  45 mins drive



CONTACT



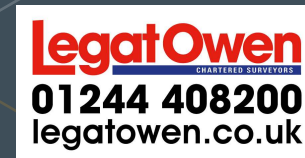
AVAILABILITY

Plots available from 3 acres to 53 acres.

Buildings available from 40,000 sq.ft to 638,000 sq.ft.

FOR MORE INFORMATION

Please contact the retained agents.



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MARKETING