



# TO LET

**Unit 4, Indurent Park, Middlewich, Cheshire, CW10 0QJ**

New build industrial unit - large dedicated yard  
38,692 sq ft (3,594.54 sq m)

**LegatOwen**  
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
- 4 Level access loading door (5m x5m)
- Floor loading of 50kN/m<sup>2</sup>
- Reception and welfare
- First floor fully fitted open plan offices
- 275 KVA power supply.
- Large loading and yard area
- Secure dedicated car parking
- 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 / industrial area	3,417.29	36,784
First Floor Office	177.25	1,908
<b>Total</b>	<b>3,594.54</b>	<b>38,692</b>

## Terms

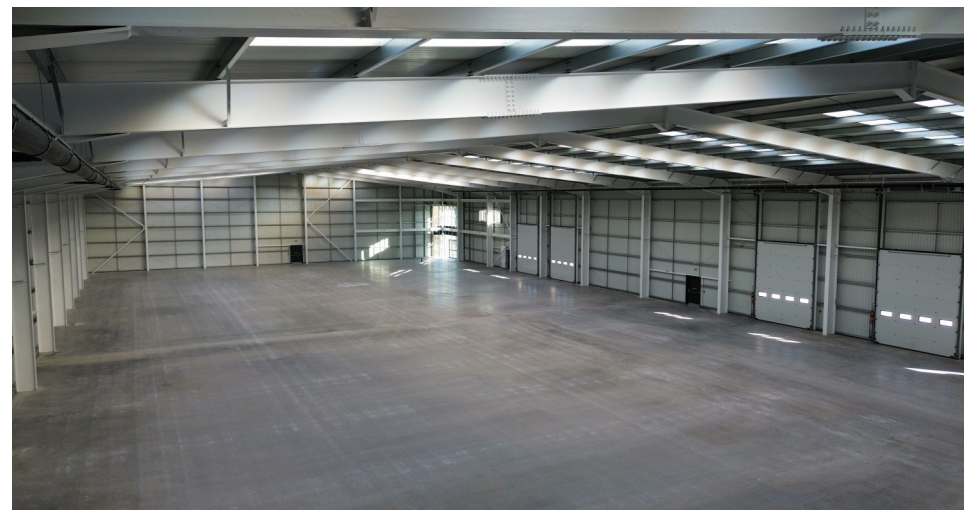
The property is available leasehold on terms to be agreed.

## Rent

The rent is £10.50 per sq ft plus VAT.

## Rent Deposit

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





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### 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

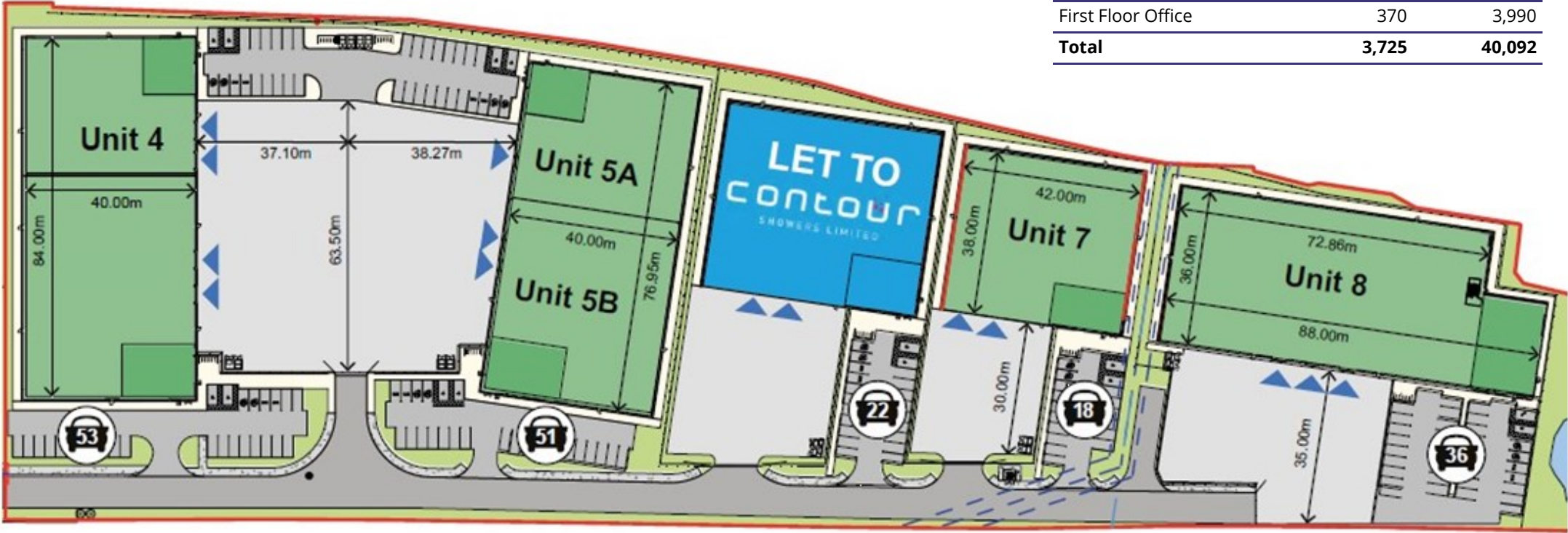
All terms will be subject to VAT at the prevailing rate.

### 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.



Site Plan

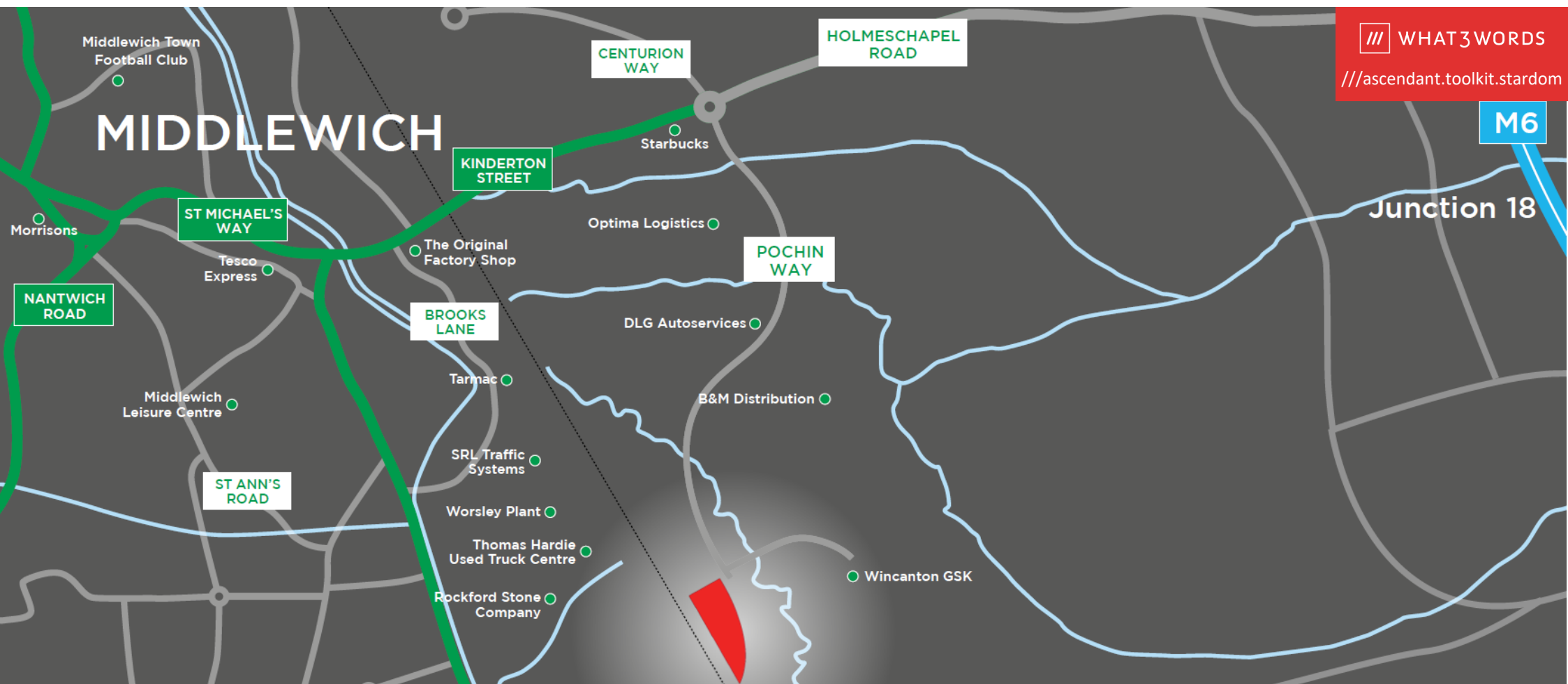


Unit 4

	GIA sqm	GIA sqft
Warehouse	3,354	36,102
First Floor Office	370	3,990
<b>Total</b>	<b>3,725</b>	<b>40,092</b>

## LOCATION

Indurent 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.



## Contact:



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DATE PREPARED: **October 2024**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



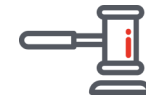
Commercial Agency



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Please contact us to find out more.

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