



NEW INDUSTRIAL AND DISTRIBUTION BUILDINGS

MA6NITUDE MIDDLEWICH DETAILED PLANNING CONSENT FOR 238,000 sq ft IMMEDIATELY DELIVERABLE

FURTHER DESIGN & BUILD OPPORTUNITIES AVAILABLE UP TO c.638,000 sq ft



SCAN FOR MORE



EPC
A RATING



BREEAM rating:
Min. 'Excellent'

ACCOMMODATING YOUR FUTURE

THE SITE



TO MANCHESTER
(45 mins) 
TO BIRMINGHAM
(1hr 10 mins)
via **M6 J18** (3 mins)

A54 HOLMES CHAPEL RD

To Middlewich
(3 mins)

Future Residential Development

UNIT 41
DESIGN & BUILD UP TO
238,000 sq ft

Proposed Middlewich Eastern Bypass

Pochin Way









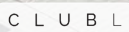


E.r.f. Way



Swizzels Expansion







LABOUR



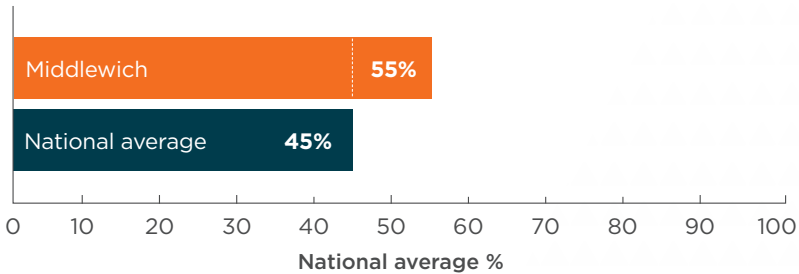
SKILLED & GROWING WORKFORCE

Magnitude, Middlewich is strategically positioned within a thriving labour catchment, drawing from key residential areas including Altrincham, Crewe, Macclesfield and Stoke-on-Trent.

Within a 30-minute commute, the location offers access to a significant employment pool of 802,300 working-age residents.

55% of this working-age population hold degree-level (equivalent of Level 4+) qualifications, higher than the national average of 45%.

LEVEL 4+ QUALIFICATION MIDDLEWICH CATCHMENT VS NATIONAL AVERAGE



To meet growing housing demand, it is expected that the local area will see c.8,200 new homes delivered by 2029/30. This growth is expected to bring in an additional 17,900 residents, increasing the available labour pool by around 9,000 people, ensuring long-term workforce availability.

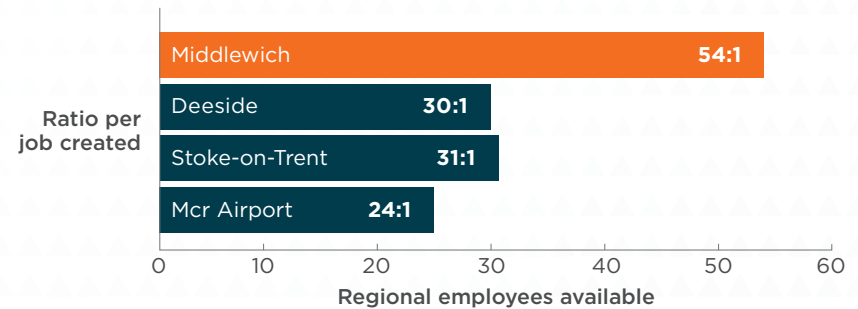
LOCAL OCCUPIERS



LABOUR AVAILABILITY

Middlewich benefits from one of the highest worker-to-job ratios among competing regional locations. For every job created, there are 54 potential employees available – an advantage over neighbouring sites.

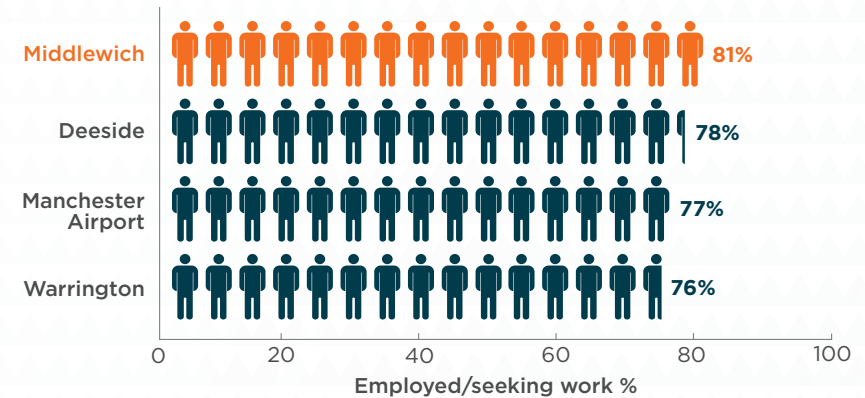
EMPLOYEES PER JOB CREATED REGIONAL COMPARISON



ECONOMICALLY ACTIVE POPULATION

The catchment boasts a strong participation in the workforce, with 81% of residents aged 16-64 either employed or actively seeking work. This represents 650,800 individuals - higher than comparable sites in the region.

ECONOMICALLY ACTIVE POPULATION % OF WORKING-AGE RESIDENTS





PROPOSED MIDDLEWICH EASTERN BYPASS



SCAN FOR MORE

UNIT 41
DESIGN & BUILD UP TO
238,000 sq ft

58 HGV Spaces
2no. Level Entry Doors
22 Dock Levellers (Inc 1no. Euro Dock)
Offices (2-storey)

Hub Office

184 Car Parking Spaces

Amenity Area



Swizzels Expansion

MA6NITUDE MIDDLEWICH

ACCOMMODATION

UNIT 41

Warehouse	226,000 sq ft	20,996 sq m
First Floor Offices	6,000 sq ft	557 sq m
Second Floor Offices	6,000 sq ft	557 sq m
TOTAL	238,000 sq ft	22,111 sq m

Site Area	16.58 acres	6.71 hectares
Hub Office	689 sq ft	64 sq m
Gatehouse	235 sq ft	22 sq m
Car Parking Spaces		184
HGV Spaces		58
Clear Height		15m
Dock Levellers		22
Level Entry Doors		2
Yard Depth		55m
Floor Loading		50kN/m ²



EPC
A RATING



BREEAM rating:
Min. 'Excellent'

MA6NITUDE MIDDLEWICH



ROAD	Distance
Middlewich Town Centre	1 mile
M6 J18	2 miles
Crewe	9 miles
Cheshire	11 miles
Warrington	20 miles
Stoke-on-Trent	21 miles
Manchester	28 miles
Merseyside	38 miles
Liverpool	40 miles
Birmingham	63 miles



AIRPORT	Distance
Manchester Airport	20 miles
Liverpool Airport	34 miles
Birmingham Airport	73 miles



RAIL PORT	Distance
Manchester Freightliner Terminal	30 miles
East Midlands Gateway Rail Freight Terminal	63 miles
DIRFT	98 miles



SEA PORT	Distance
Port of Liverpool	42 miles

Source: Google Maps, travel times are approximate.



Follow us on  trita.bigbox.co.uk/our-spaces/middlewich

SAT NAV: CW10 0QJ  powder.eggs.refilled

FURTHER INFORMATION

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