

Unit 31 Midpoint 18, Aston Way, Middlewich, CW10 0HS

B8

01925 320 520
www.b8re.com

TO LET / MAY SELL

INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD

2 MILES FROM J18 OF THE M6



47,320 sq ft

DESCRIPTION

The unit is a standalone industrial / warehouse across four individual bays, benefitting from the following specification:

- 5.5m eaves
- LED warehouse lighting
- Large, fully lit, covered canopy
- 4 electronic level access loading doors
- Large secure yard / loading area
- Separate car park
- Three phase power / mains gas
- Office / amenities
- Fully sprinklered

LOCATION

The property is located on Midpoint 18, the main industrial estate in Middlewich, providing immediate access to the A54. J18 of the M6 is 2 miles to the west, allowing excellent access to the wider regional / national motorway network.

The location has proven an attractive destination for many blue-chip occupiers, including Optima Logistics (190,000 sq ft), B&M Bargains (460,000 sq ft), Wincanton (375,000 sq ft), Kuehne & Nagel (350,000 sq ft) and Scottish Power (14,000 sq ft) amongst numerous others.

Midpoint 18 also benefits from adjacent amenities including a Travelodge, Starbucks, Subway, Shell Service Station and Harvester Pub.

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Ground Floor Warehouse / Office	40,169	3,732
First Floor Office	1,028	95
Canopy	6,123	569
TOTAL	47,320	4,396





TERMS

The premises are available on a leasehold basis. Consideration may be given to a sale. Further details are available upon request.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

EPC

Available on request.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

Anthony Mellor

anthony@b8re.com

07794 757939

Steve Johnson

steve@b8re.com

07771 888363



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