

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, which benefits from the following specification:

- **5.5m Eaves**
- **LED Warehouse Lighting**
- **Large covered canopy which is fully lit**
- **4 Electronic Level Access Loading Doors**
- **Large secure yard / loading area**
- **Separate Car Park**
- **Three Phase Power / Mains Gas**
- **Office / Amenities**
- **Fully Sprinklered**

ACCOMODATION	Total sq ft	Total sq m
Ground Floor Warehouse / Office	40,169	3,732
First Floor Office	1,028	95
Canopy	6,123	569
Total Size	47,320	4,396



LOCATION

The property is located on Midpoint 18, the main industrial estate in Middlewich.

The unit provides immediate access to the A54, sitting just 2 miles west of J18 of the M6 motorway, providing good access to the wider regional / national motorway network.





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

An energy performance certificate will be 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 / Steve Johnson
- anthony@b8re.com / steve@b8re.com
- 01925 320520

