

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

**B8**  
01925 320 520  
[www.b8re.com](http://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

# 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.

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





## 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:

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