

Unit 1, Airfield Road, Cheshire Green Industrial Estate

Wardle, CW5 6LQ



SPITFIRE
PROPERTY AGENCY

Under Construction- Available Q4

 [View Online](#)



TO LET

19,318 sq ft (1,794.70 sq m)



Summary

- A detached new build industrial/ warehouse unit
- Office / welfare facilities to ground and first floor
- Second storey mezzanine
- Eaves height of 13m
- Self contained and dedicated yard
- EV charging points
- 2 Roller shutter doors

Description

The building is currently under construction and will be completed by Q4 2026.

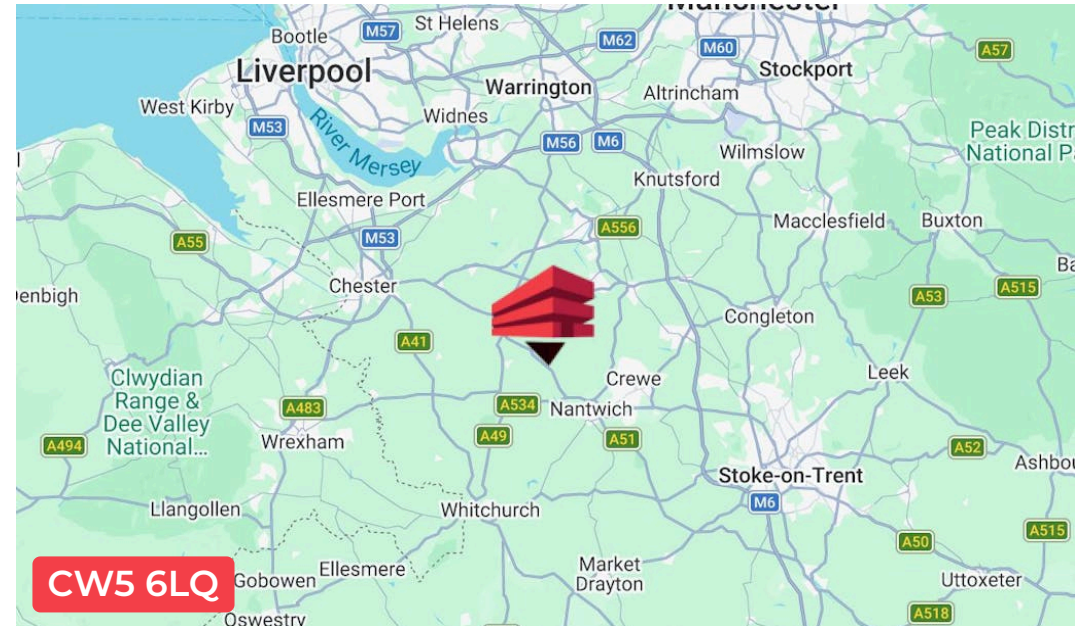
The property will comprise the following characteristics:-

- Steel portal frame construction with translucent light panels
- Glazed featured entrance
- Two storey offices with additional third storey mezzanine
- 13 metre eaves height
- EV charging points
- 17 car parking spaces
- Perimeter fencing and secure yard
- Three phase power supply

The second floor will comprise a mezzanine which can be utilised for either storage or additional office space

Location

The unit is situated at Cheshire Green Industrial Estate, Wardle which is an established employment park located in close proximity to Crewe and Jct 16 of the M6 motorway. The estate comprises established occupiers across various industrial sectors including manufacturing, storage and logistics.

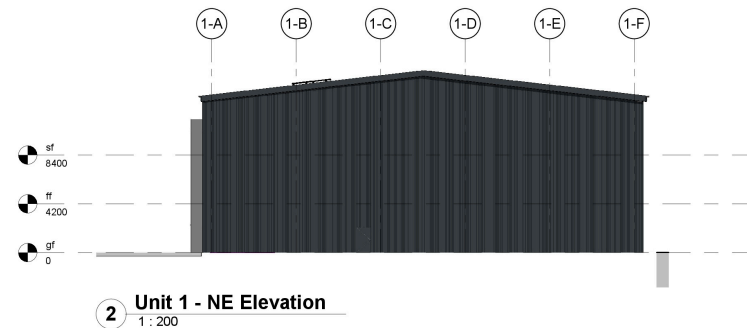




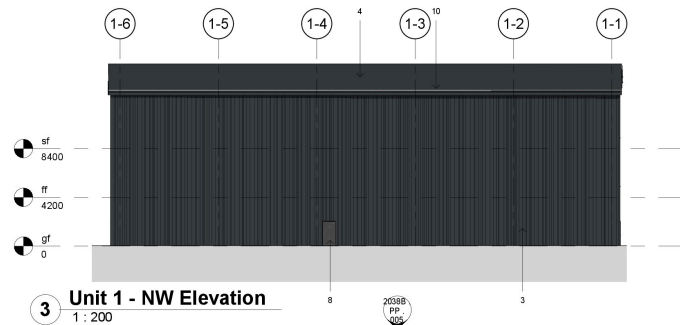
subject to planning



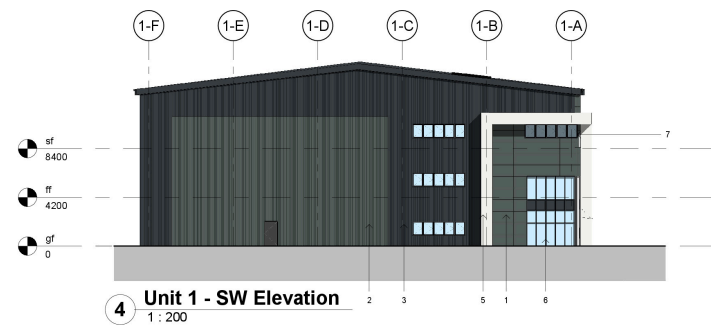
1 Unit 1 - SE Elevation
1 : 200



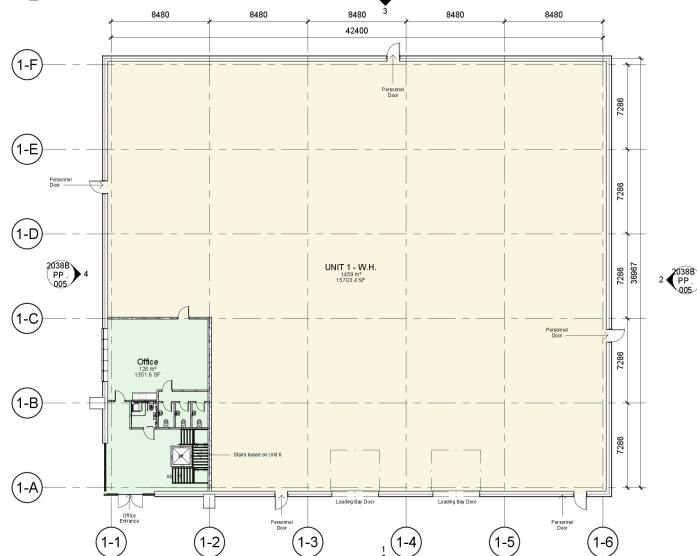
2 Unit 1 - NE Elevation
1 : 200



3 Unit 1 - NW Elevation
1 : 200



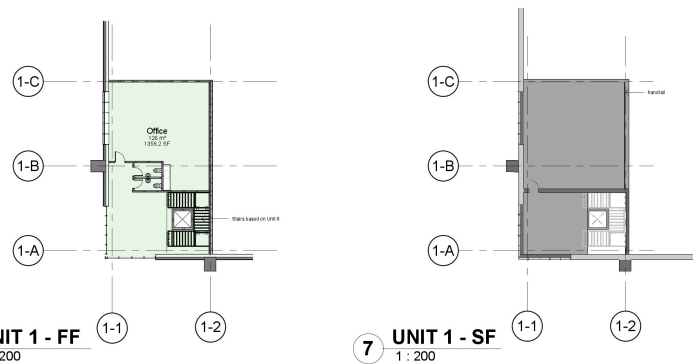
4 Unit 1 - SW Elevation
1 : 200



5 UNIT 1 GA
1 : 200

MATERIALS KEY

1. Horizontally laid micro-rib composite wall panels - (RAL 180 40 05 Merin Grey)
2. Vertically laid trapezoidal profile built-up wall panels - (RAL 180 40 05 Merin Grey)
3. Vertically laid trapezoidal profile built-up wall cladding - (RAL 7016 Anthracite)
4. Cladding (RAL 7016 Anthracite) - approx 10% rooflights & photo-voltaic arrays.
5. Feature cladding panels & white cladding canopy to entrance
6. Glazed entrance doors and glazed screen - (RAL 7016 Anthracite)
7. Window frames - (RAL 7016 Anthracite)
8. Personnel Doors - (RAL 7016 Anthracite)
9. Vehicle Doors - (RAL 7016 Anthracite)
10. Eaves, fascias, gutters - (RAL 7016 Anthracite)



6 UNIT 1 - FF
1 : 200

7 UNIT 1 - SF
1 : 200



		PURPOSE OF ISSUE	
		POST PLANNING	
PROJECT			
PLOT 6 - CHESH. GREEN			
ADDRESS			
AIRFIELD ROAD, WARDLE, CHESHIRE			
TITLE			
UNIT 1 - PLANS & ELEVATIONS			
CLIENT			
Andrews 4 Property Ltd			
DRAWN BY	CHECKED BY	DATE	
HC	NB	26.01.26	
SCALE (@ A1)	PROJECT NUMBER		
1 : 200	2038B		
DRAWING NUMBER		REV	
2038B, PP, 005			



Accommodation

The accommodation will be measured in accordance with the RICS Code of measure practise and will comprise the following areas:

The quoted areas are subject to a final measure upon practical completion of the build.

Name	sq ft	sq m
Ground	16,658	1,547.58
1st - Mezzanine/Office	1,330	123.56
2nd - Mezzanine/ Office	1,330	123.56
Total	19,318	1,794.70

Terms

The unit is available by way of a new full repairing and insuring lease.

Quoting rent is provided upon application

Plans and Photographs

Any plans and photographs that form these particulars are for reference rather than fact

Availability

Available Q4 2026

Legal Costs

Each party to bear their own costs

Viewings/ Further Information

Further information is available as well as arrangement for viewings, which will be strictly by arrangement through the agents.

EPC

A

VAT

Applicable

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

Spitfire Property Agency



Ben Lamont

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The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.