

Units 2 & 3, Airfield Road, Cheshire Green Industrial Estate

Wardle, CW5 6LQ



Under Construction- Available Q4

 [View Online](#)



TO LET

22,382 to 44,765 sq ft (2,079.36 to 4,158.80 sq m)



Summary

- A detached new build industrial/ warehouse unit
- The unit can be split to provide 2 semi detached units
- Eaves height of 13m
- Self contained and dedicated yard
- EV charging points
- 4 roller shutters
- Office/ welfare facilities to ground and first floor
- Second storey mezzanine

Description

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

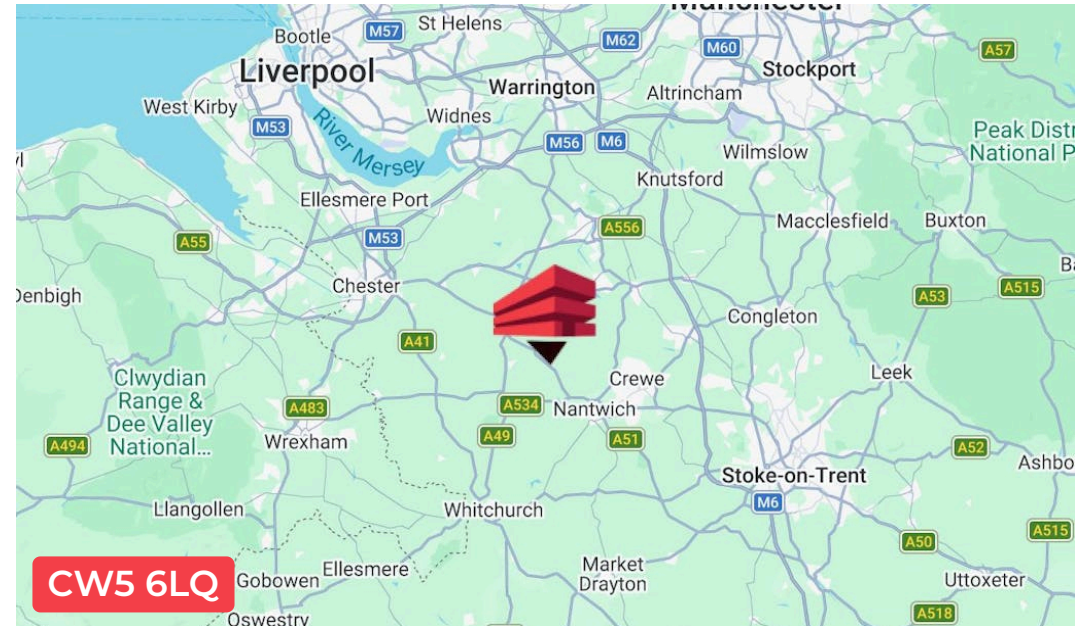
The property will comprise the following characteristics:-

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

The unit can be subdivided and have their own dedicated service yards. Both units will have dedicated welfare/ office accommodation.

Location

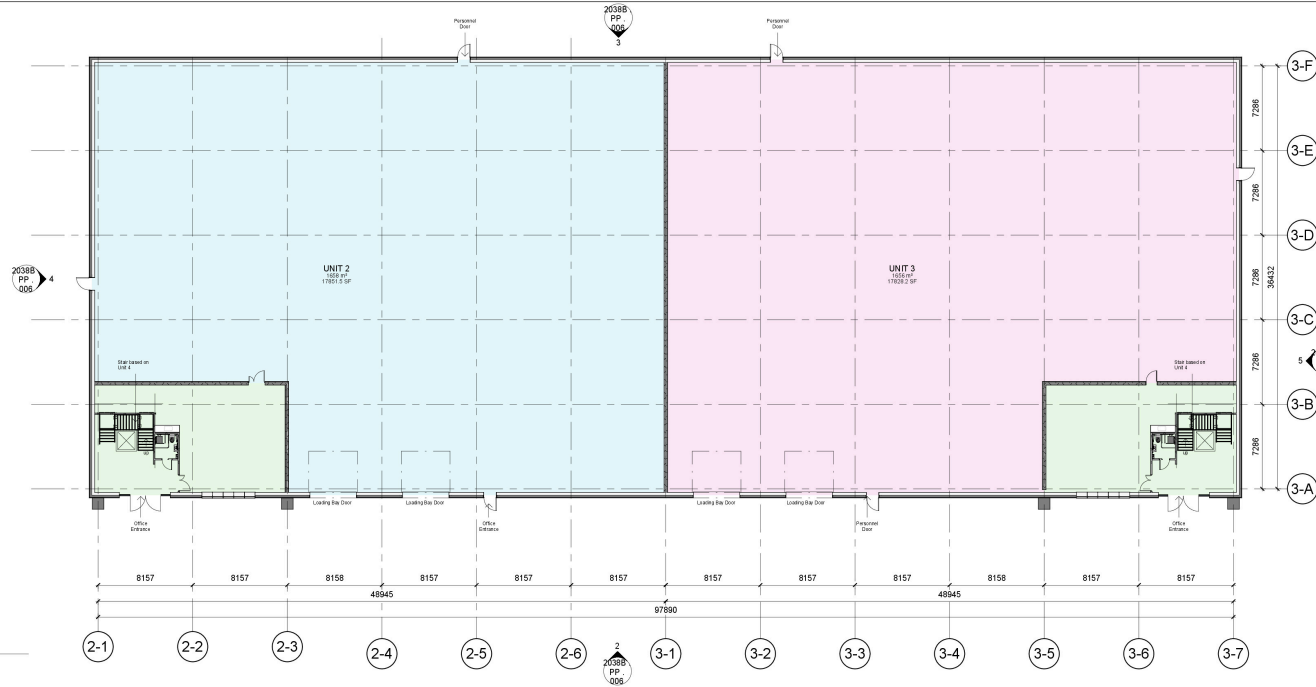
The unit is situated at Cheshire Green Industrial Estate, Wardle which is an established employment park located in close proximity to Crewe and Jct 16 of the M6 motorway. The estate comprises established occupiers across various industrial sectors including manufacturing, storage and logistics.



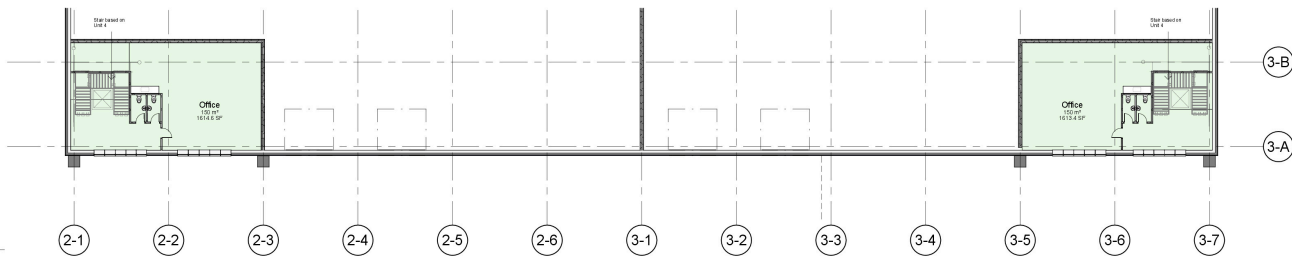




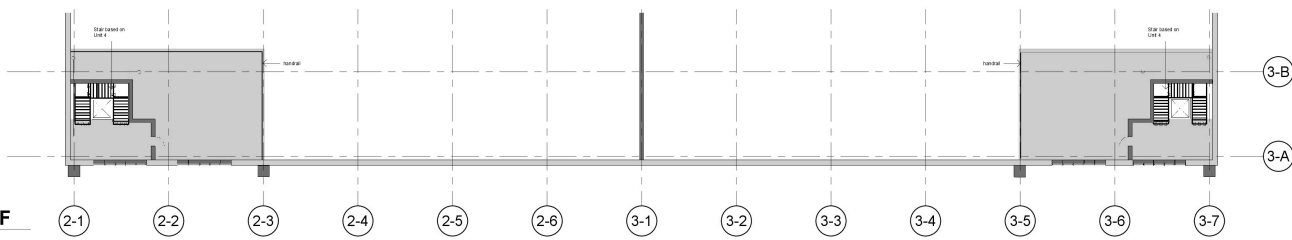
subject to planning



1 UNIT 2 GA
1 : 200



2 UNIT 2 - FF
1 : 200



3 UNIT 2 + 3 - SF
1 : 200

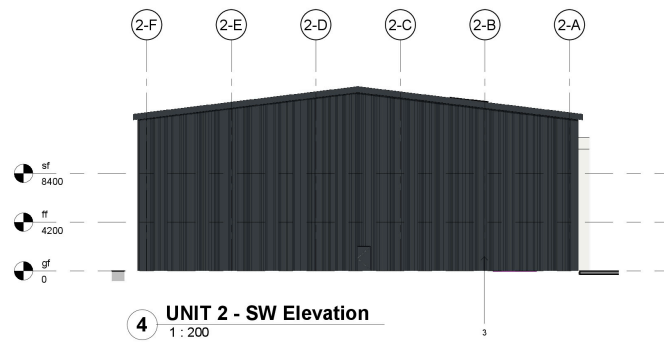
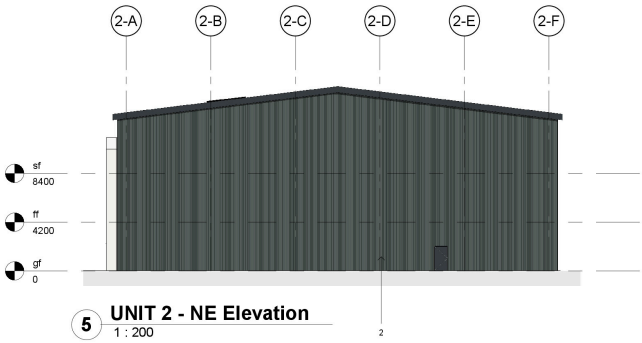
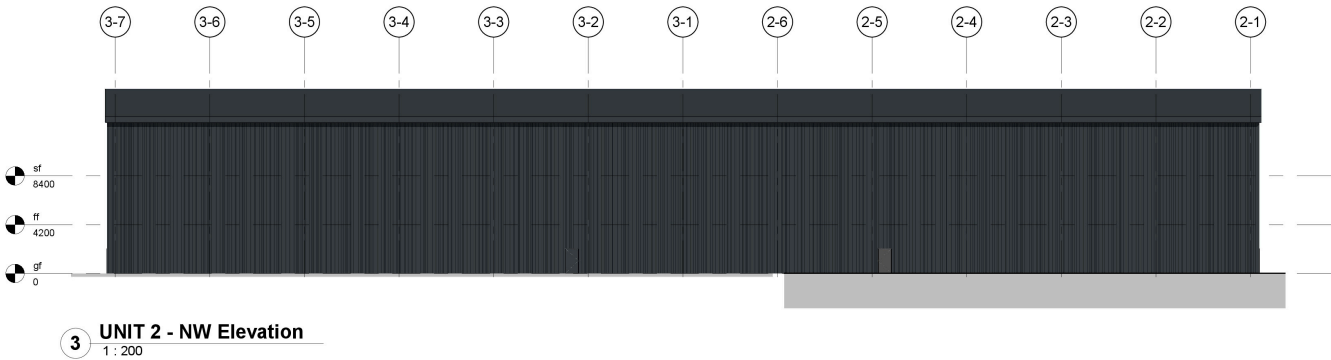


PURPOSE OF ISSUE POST PLANNING	
PROJECT PLOT 6 - CHESH. GREEN	
ADDRESS AIRFIELD ROAD, WARDLE, CHESHIRE	
TITLE UNIT 2+3 - PLANS	
CLIENT Andrews 4 Property Ltd	
DRAWN BY RC	CHECKED BY NB
SCALE (@ A1) 1 : 200	DATE 26.01.26
DRAWING NUMBER 2038B_PP_007	PROJECT NUMBER 2038B
REV	

26/01/2025 17:00:18



subject to planning



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)



PURPOSE OF ISSUE POST PLANNING		
PROJECT PLOT 6 - CHESH. GREEN		
ADDRESS AIRFIELD ROAD, WARDLE, CHESHIRE		
TITLE UNIT 2+3 ELEVATIONS		
CLIENT Andrews 4 Property Ltd		
DRAWN BY RC	CHECKED BY NB	DATE 26.01.26
SCALE (@ A1) 1 : 200	PROJECT NUMBER 2038B	
DRAWING NUMBER 2038B_PP_006		REV



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.

Name	sq ft	sq m
Ground - Warehouse/ Office	38,383	3,565.90
1st - Office	3,191	296.45
2nd - Mezzanine	3,191	296.45
Total	44,765	4,158.80

Terms

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

Quoting rent is provided upon application

Viewings/ Further Information

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

EPC

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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.

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

Spitfire Property Agency



Ben Lamont

M: 07968621010

E: benlamont@spitfireproperty.co.uk

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