

PRACTICAL  
COMPLETION  
Q1 2024



# TOTAL PARK

## MIDDLEWICH

**TO LET / FOR SALE NEW BUILD INDUSTRIAL UNITS**  
**1,433 SQ M – 3,249 SQ M (15,425 SQ FT – 34,972 SQ FT)**

# DESCRIPTION

Total Park Middlewich is a new Business Park in an established location providing 156,000 sq ft of new industrial development. The estate has been extensively developed and is widely acknowledged to be one of the regions key logistics and industrial sites. The scheme will be a speculative development of seven Grade A industrial units ranging from approximately 15,425 sq ft to 34,972 sq ft providing a unique opportunity with close proximity to the M6.

## DESCRIPTION

SPECIFICATION

ACCOMMODATION

LABOUR POOL

TOTAL PARK

LOCATION

CONTACTS



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# SPECIFICATION



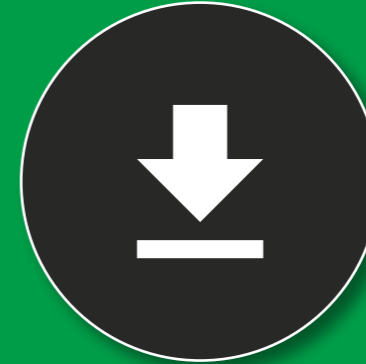
Fully enclosed  
self contained site



8m to the underside  
of the haunch



Level access loading  
doors



Floor loading of  
50kN/m<sup>2</sup>



BREEAM  
Very Good Rating



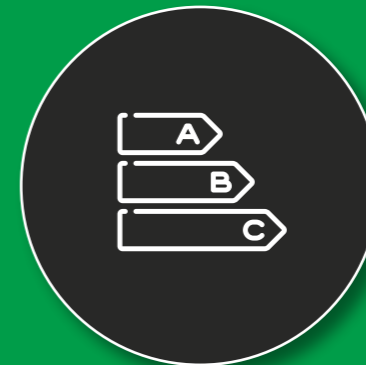
First floor fully  
fitted offices



Demised car  
parking spaces



Separate loading  
and yard area



Targeting  
EPC rating A



Electric car  
charging points



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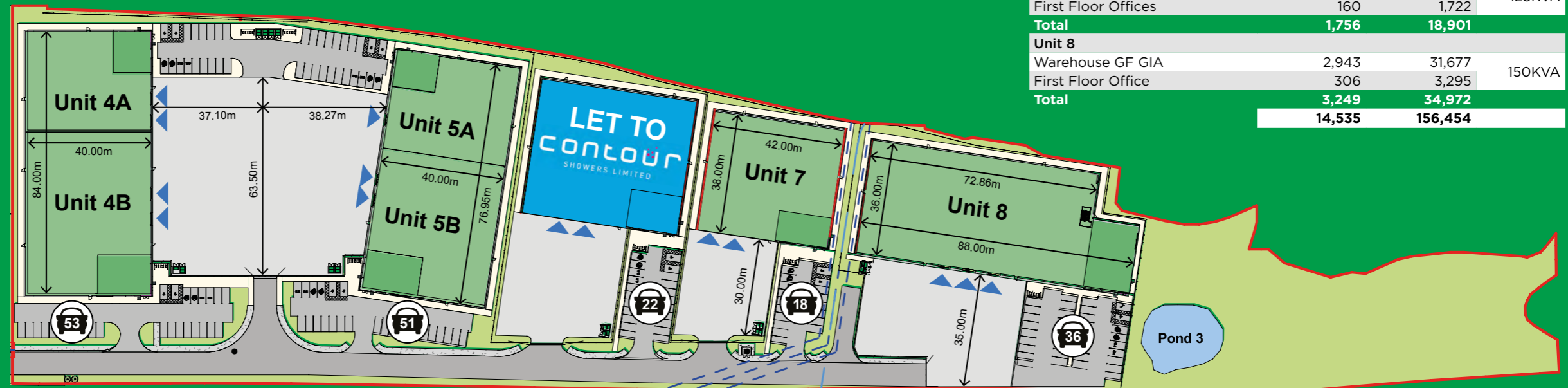
CONTACTS



# ACCOMMODATION

	SIZE (sq m)	SIZE (sq ft)	POWER
<b>Unit 4A</b>			
Warehouse	1,273	13,700	175KVA
First Floor Offices	160	1,725	
<b>Total</b>	<b>1,433</b>	<b>15,425</b>	
<b>Unit 4B</b>			
Warehouse	2,081	22,402	100KVA
First Floor Offices	210	2,265	
<b>Total</b>	<b>2,292</b>	<b>24,667</b>	
<b>Unit 5A</b>			
Warehouse	1,273	13,700	125KVA
First Floor Offices	161	1,730	
<b>Total</b>	<b>1,434</b>	<b>15,430</b>	
<b>Unit 5B</b>			
Warehouse	1,801	19,388	125KVA
First Floor Offices	211	2,268	
<b>Total</b>	<b>2,012</b>	<b>21,657</b>	
<b>Unit 6</b>			
Warehouse GF GIA	2,150	23,142	125KVA
First Floor Offices	210	2,260	
<b>Total</b>	<b>2,360</b>	<b>25,403</b>	
<b>Unit 7</b>			
Warehouse GF GIA	1,596	17,179	125KVA
First Floor Offices	160	1,722	
<b>Total</b>	<b>1,756</b>	<b>18,901</b>	
<b>Unit 8</b>			
Warehouse GF GIA	2,943	31,677	150KVA
First Floor Office	306	3,295	
<b>Total</b>	<b>3,249</b>	<b>34,972</b>	
<b>Total</b>	<b>14,535</b>	<b>156,454</b>	

## SITE PLAN



# WORK FORCE WITHIN EASY REACH

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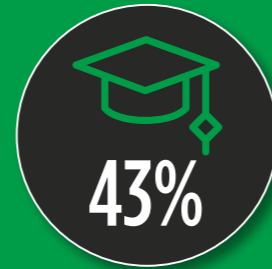
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Of the population within 45 mins of the site are of working age



Of working population qualified at NVQ level 4 or above (Cheshire East)



Workforce wages comparatively low (Middlewich)



33,000 graduates on average per year from 7 universities (Cheshire East)



50% of workforce in high-skills jobs (Cheshire East)



Projected GVA growth from 2010 to 2025 (Cheshire East)



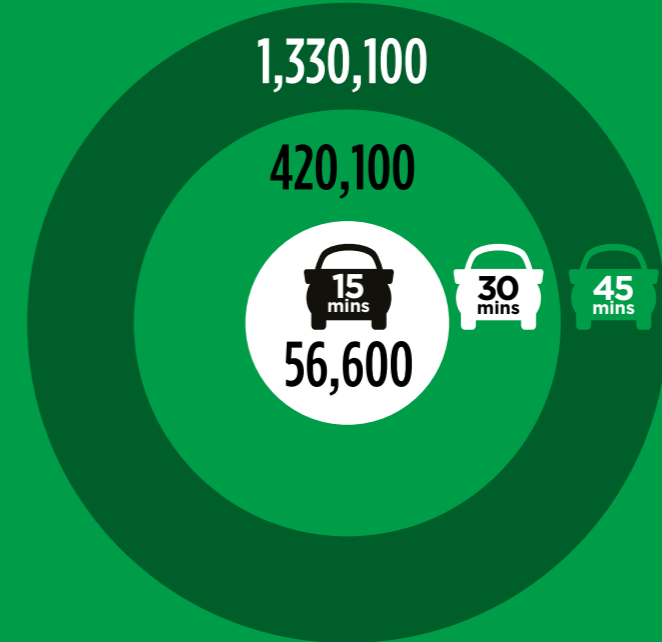
Higher GVA per head than UK average (Cheshire East)



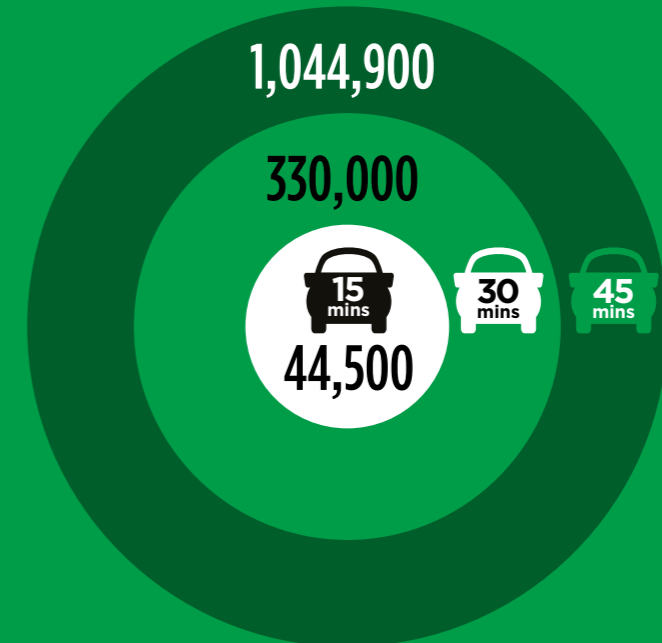
SMEs operate in Cheshire East region



Professionals work in the Cheshire East area



Working Age Population (16-64)



Economically Active Workforce



# TOTAL PARK MIDDLEWICH

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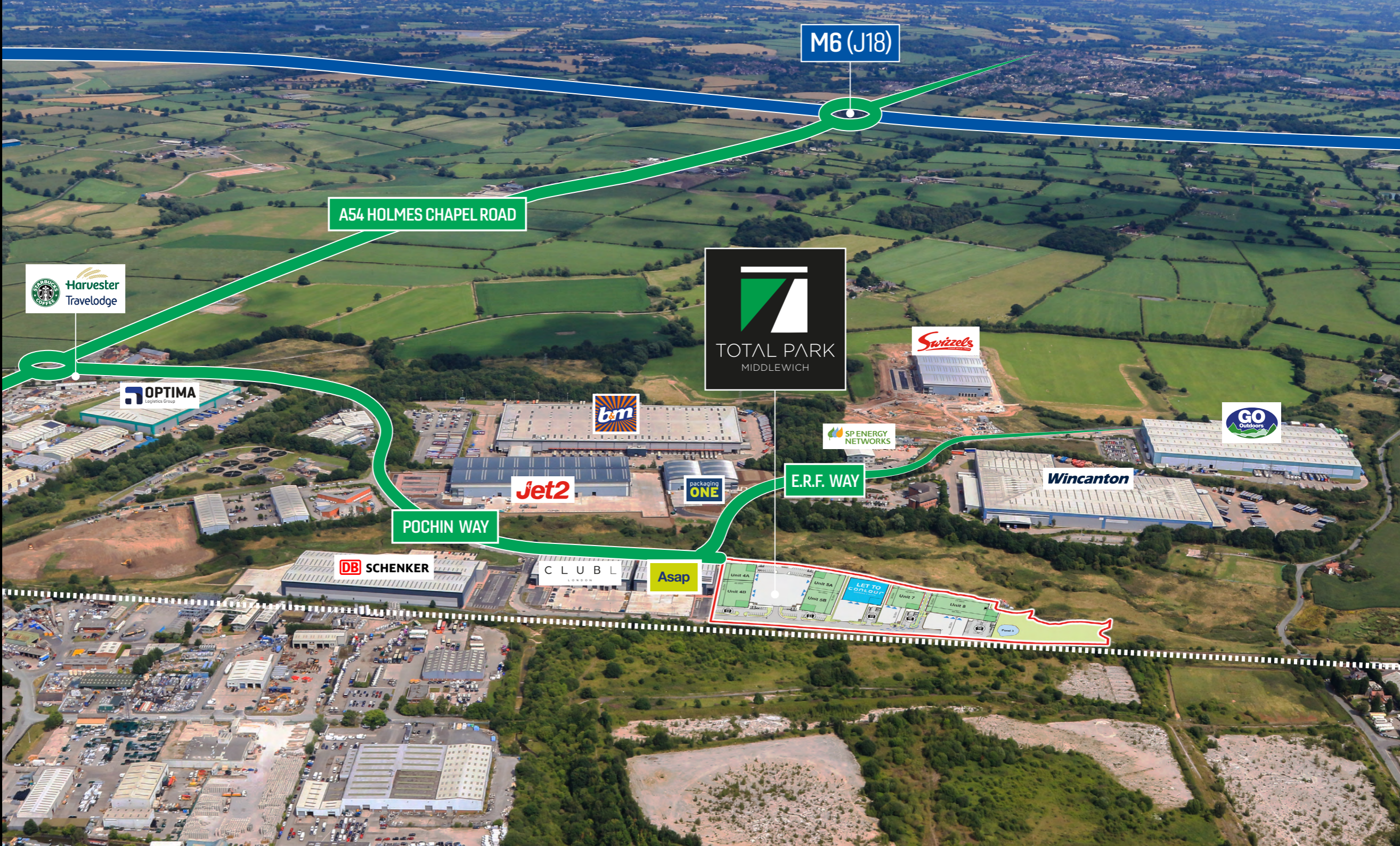
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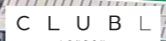


M6 (J18)

A54 HOLMES CHAPEL ROAD



POCHIN WAY



E.R.F. WAY

Wincanton





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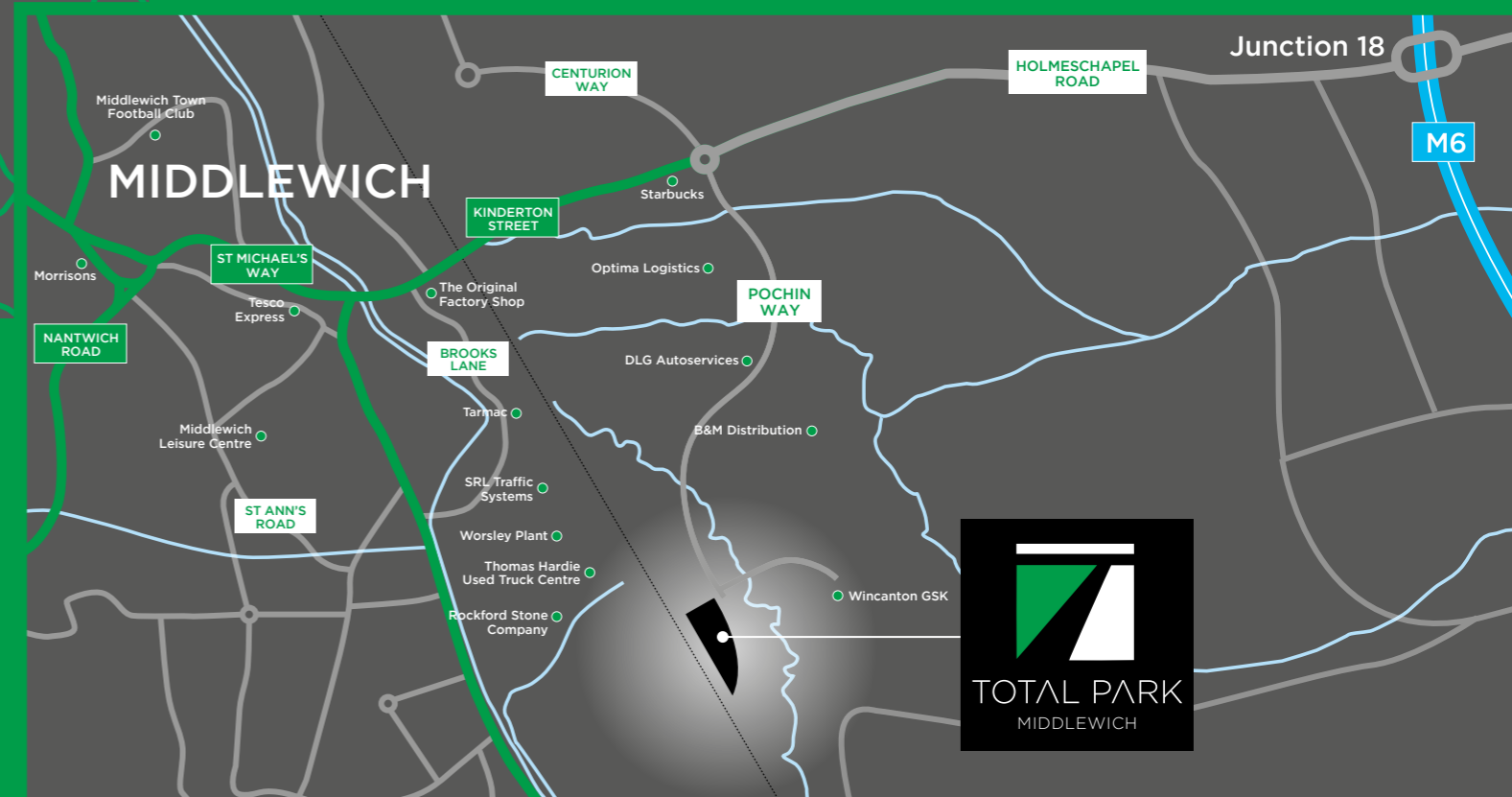


# LOCATION

Total Park Middlewich is strategically located approximately 2 miles to the west of Junction 18 of the M6 motorway.

The estate has been extensively developed and is widely acknowledged to be one of the regions key logistics and industrial sites. The estate has attracted occupiers such as B&M, Wincanton, Optima Logistics and Go Outdoors. The immediate proximity to the M6 provides access to Cheshire, Merseyside, Greater Manchester and the Potteries.

The estate also benefits from amenities such as a Travelodge, Starbucks, a Petrol Filling Station and a Public House, all of which are located at the entrance to the estate.



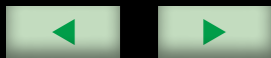
**J18 M6**  
5 minutes



**Crewe  
Train Station**  
20 minutes



**Manchester  
Airport**  
25 minutes





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# FURTHER INFORMATION

- Target EPC A Rating
- Target BREEAM 'Very Good'
- The units are suitable for production and distribution uses (Class E(g), B2 & B8)
- 24/7 access
- An Estate service charge will be payable
- Rateable Value – Assessed upon practical completion

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## TERMS

Contact the agents for Rental and Lease Terms.

## ALL ENQUIRIES

For further information please contact the agent:

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