



# TO LET

**Unit 4A, Total Park, Middlewich, Cheshire, CW10 0QJ**

New build industrial unit  
15,425 sq ft (1,433 sq m)

**LegatOwen**  
CHARTERED SURVEYORS



## Description

The property comprises of a new build industrial unit and benefits from:

- Secure self-contained yard
- 8m eaves to the underside of the haunch
- 2 Level access loading door (5m x 5m)
- Floor loading of 50kN/m<sup>2</sup>
- Reception and welfare
- First floor fully fitted open plan offices
- 175 KVA power supply.
- Large loading and yard area
- Separate car park
- Electric car charging points
- 24/7 access

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Warehouse	1,273	13,700
First Floor Office	160	1,725
<b>Total</b>	<b>1,433</b>	<b>15,425</b>

## Terms

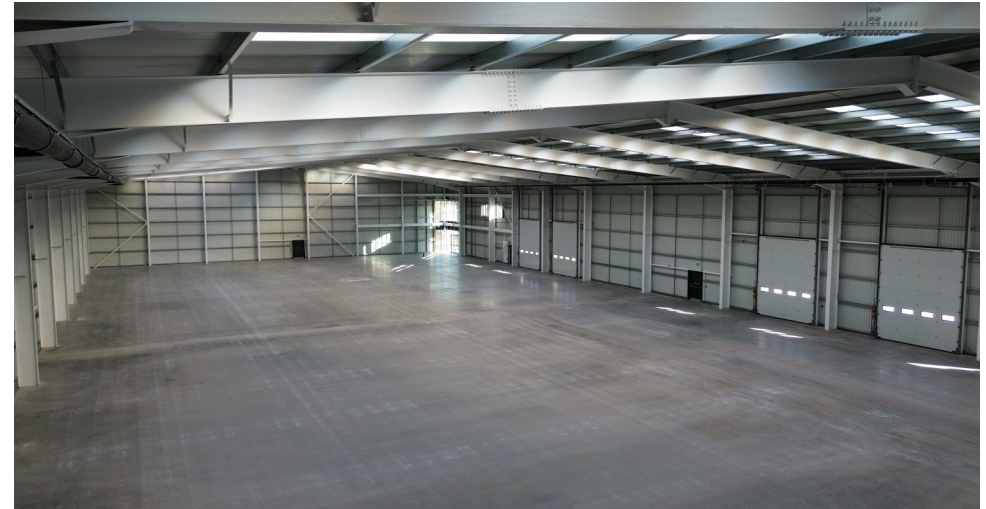
The property is available leasehold on terms to be agreed.

## Rent

The rent is £9.00 per sq ft plus VAT.

## Rent Deposit

A Rent Deposit may be requested dependent on credit checks for leasehold transactions.



## Unit 4A, Total Park, Middlewich, Cheshire, CW10 0QJ



### **Business Rates**

The property is undergoing assessment for Business Rates.

### **Service Charge**

The property is subject to a service charge for the maintenance and upkeep of the common areas of the estate.

### **Energy Performance Certificate**

The property is undergoing an EPC check. Targeting EPC rating of A.

### **Plans/Photographs**

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

### **Legal Costs**

Each party is responsible for their own legal costs.

### **VAT**

All terms will be subject to VAT at the prevailing rate.

### **Code for Leasing Business Premises**

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.



## Site Plan

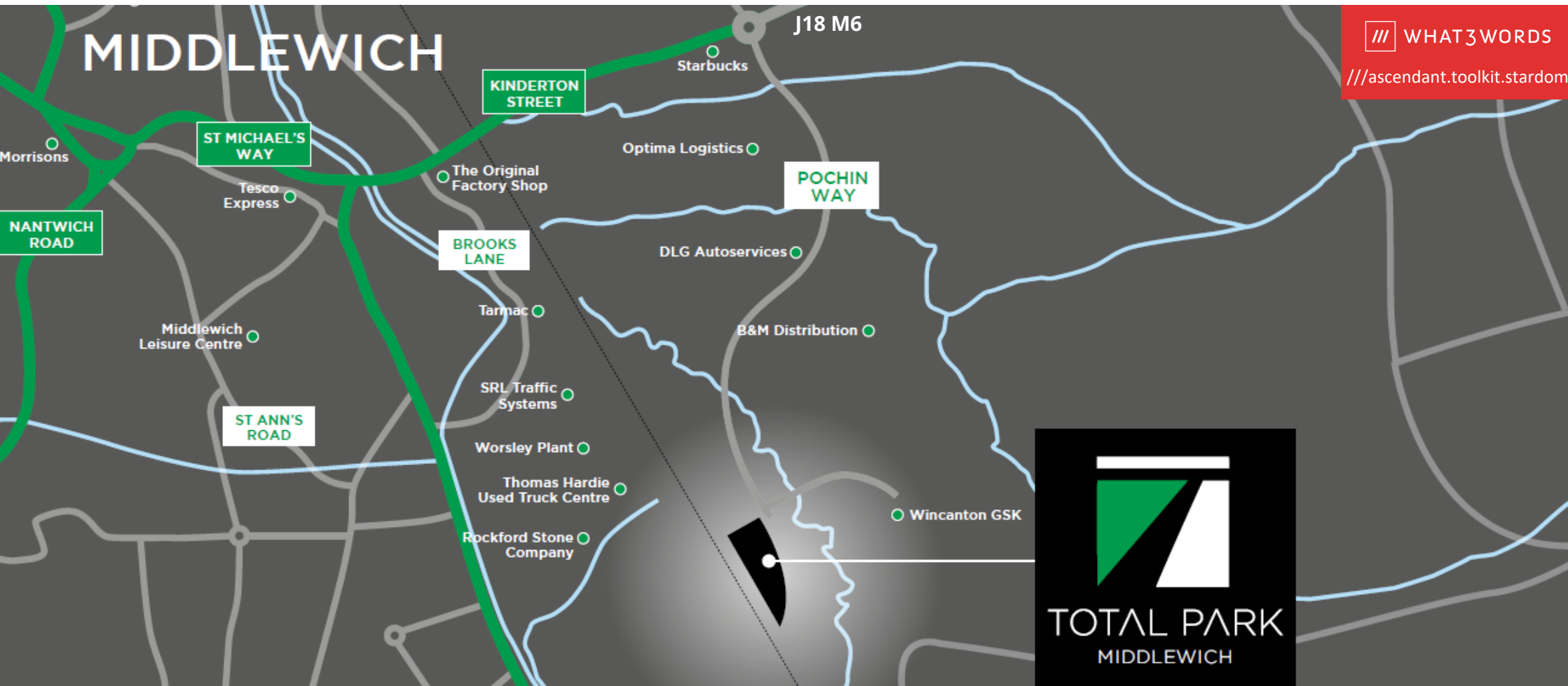


## Unit 4A

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<b>Total</b>	<b>1,433</b>	<b>15,425</b>

## 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.



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Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



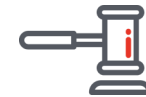
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Management



Valuation



Building Surveying



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Landlord & Tenant

Please contact us to find out more.

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