

# ERGO 124

**ergo.**  
Logistics

POCHIN WAY, MIDDLEWICH, CW10 0GY - J18 M6

[WWW.ERGOMIDDLEWICH.CO.UK](http://WWW.ERGOMIDDLEWICH.CO.UK)



LET TO SCHENKER

# LET

NEW INDUSTRIAL / DISTRIBUTION UNIT  
124,224 SQ FT (11,540 SQ M)



# ERGO 124

POCHIN WAY, MIDDLEWICH, CW10 0GY

**ergo.**  
Logistics



## Overview

Ergo 124 Middlewich comprises a brand new speculatively built warehouse. The unit is a steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roofs, designed to meet the modern occupiers' requirements.

## Features

**BREEAM®** VERY GOOD



EPC A



5 EV CHARGING POINTS



GRADE A OFFICES



SECURE YARDS OF 50M



12.5M TO HAUNCH

## Building Specification

### ERGO 124

**Ground Floor Warehouse**  
10,687 M / 115,036 SQ FT

**Offices**  
854 SQ M / 9,188 SQ FT

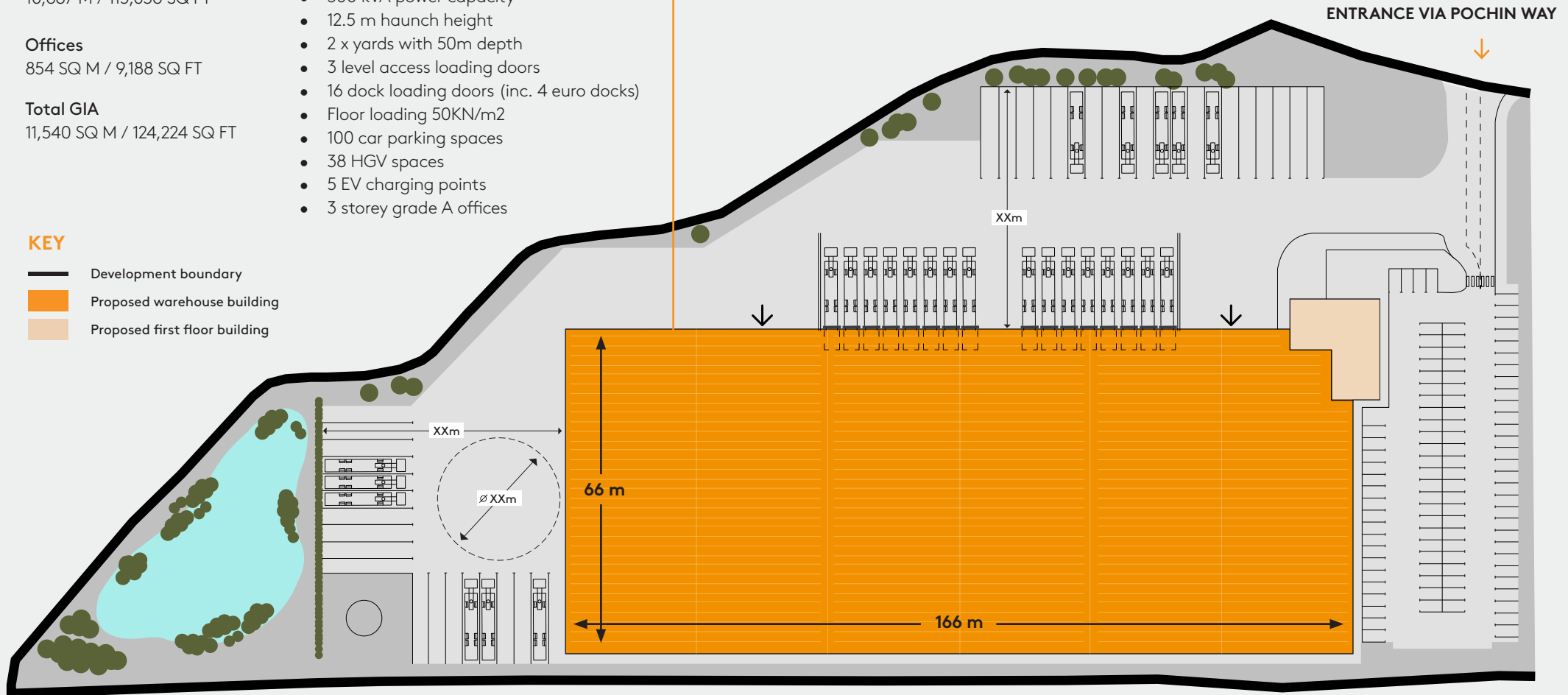
**Total GIA**  
11,540 SQ M / 124,224 SQ FT

#### Specification

- 500 kVA power capacity
- 12.5 m haunch height
- 2 x yards with 50m depth
- 3 level access loading doors
- 16 dock loading doors (inc. 4 euro docks)
- Floor loading 50KN/m2
- 100 car parking spaces
- 38 HGV spaces
- 5 EV charging points
- 3 storey grade A offices

#### KEY

- Development boundary
- Proposed warehouse building
- Proposed first floor building





# ERGO 124

POCHIN WAY, MIDDLEWICH, CW10 0GY



## Location

Middlewich is strategically located within 2 miles of J18 of the M6 Motorway providing links to Manchester (27 miles), Liverpool (37 miles) and Birmingham (60 miles). Local occupiers include Swizzels, B&M, Wincanton and Optima Logistics. The area benefits from amenities including a Travelodge, Starbucks and Petrol Station.

**SATNAV: CW10 0GY**

## Drive times

LOCATION	MILES	MINS
M6 (M) JUNCTION 18	2.5	9
CREWE	10	21
STOKE	22	25
MANCHESTER AIRPORT	22	27
MANCHESTER	28.6	45
LIVERPOOL	40.6	54
LIVERPOOL DEEP-WATER PORT	46.4	54
PRESTON	49.3	56
LEEDS	75.9	82

## Planning

The unit is suitable for production and distribution uses (Class E, B2 & B8).

## EPC

An EPC Certificate will be provided on completion.

## Terms

The unit is available to let on new full repairing and insuring lease for a term to be agreed. Rent on application.

## VAT

All figures are subject to VAT where applicable.

## Services

All mains services will be available for connection to the unit including 3 phase electricity, gas, mains water and drainage.

## Contact



**PAUL COOK**

**M:** 07793 119221  
paul.j.cook@cbre.com

**JAMES BERRY**

**M:** 07780 225329  
james.berry@cbre.com



**GEORGINA THOMPSON**

**M:** 07793 461360  
georgina.thompson@m1agency.co.uk

**MYLES WILCOX-SMITH**

**M:** 07880 788345  
myles.wilcox-smith@m1agency.co.uk

A development by: **ergo.**  
Logistics