

POCHIN WAY, MIDDLEWICH, CW10 0GY - J18 M6

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ERGO 44 - LAST REMAINING UNIT AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET

**NEW INDUSTRIAL / DISTRIBUTION UNIT** 44,995 SQ FT

POCHIN WAY, MIDDLEWICH, CW10 0GY





## Overview

Ergo 44, Middlewich comprises of a brand new speculatively built warehouse. The unit is a steel portal frame construction with profile metal sheet elevations and an insulated profile metal sheet roof, designed to meet the modern occupier's requirements.

## Features

BREEAM® VERY GOOD





**EV CHARGING POINTS** 





SECURE YARDS OF 45M



10M TO HAUNCH



Building Specification

### **ERGO 44**

**Ground Floor Warehouse** 3,786 M / 40,756 SQ FT

#### Offices

394 SQ M / 4,239 SQ FT

#### **Total GIA**

4,180 SQ M / 44,995 SQ FT

### Specification

- 120 kVA power supply
- 10m haunch height
- 2 dock levellers
- 2 level access loading doors
- Floor loading 50kN/m2
- 45m yard depth
- 55 car parking spaces
- 1st floor Grade A offices

#### **KEY**





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### 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

OCATION	MILES	MINS
46 (M) JUNCTION 18	2.5	9
CREWE	10	21
TOKE	22	25
MANCHESTER AIRPORT	22	27
MANCHESTER	28.6	45
IVERPOOL	40.6	54
IVERPOOL DEEP-WATER POF	RT 46.4	54
PRESTON	49.3	56
EEDS	75.9	82



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## 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



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