

# ERGO 44

**ergo.**  
Logistics

POCHIN WAY, MIDDLEWICH, CW10 0GY - J18 M6

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



ERGO 44 - LAST REMAINING UNIT AVAILABLE FOR IMMEDIATE OCCUPATION

# TO LET

NEW INDUSTRIAL / DISTRIBUTION UNIT

44,995 SQ FT

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## 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



EPC A



EV CHARGING POINTS



2 LEVEL DOCKS



SECURE YARDS  
OF 45M



10M TO HAUNCH

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## Building Specification

### ERGO 44

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

Offices  
394 SQ M / 4,239 SQ FT

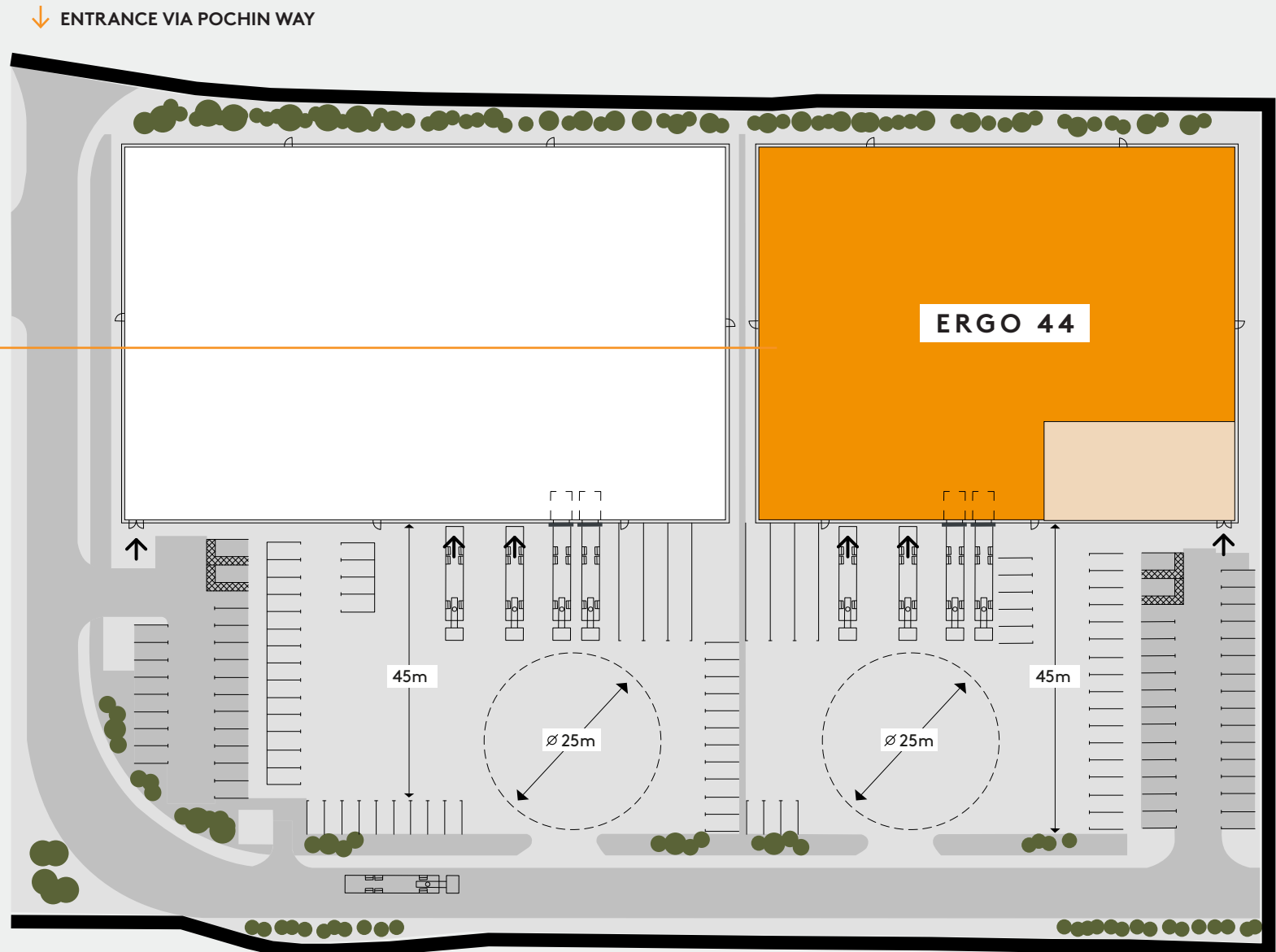
Total GIA  
4,180 SQ M / 44,995 SQ FT

#### Specification

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

#### KEY

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



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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

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.

## VAT

All figures are subject to VAT where applicable.

## Terms

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

## Services

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

## Contact



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