



INDURENT

TOTAL PARK

MIDDLEWICH CW10 0QJ
///BUSINESS.CIRCUS.COOL

To let

NEW BUILD INDUSTRIAL UNITS
13,700 SQ FT – 38,367 SQ FT
(1,273 SQ M – 3,564 SQ M)

Available now



Located near J18 M6

BREEAM 'Very Good'

Warehousing that Works.

High performance space for your business.

Total Park Middlewich is a new business park in an established location providing 156,000 sq ft of new industrial development, with units suitable for production and distribution uses (Class E(g), B2 & B8).

The estate has been extensively developed and is widely acknowledged to be one of the regions key logistics and industrial sites. The scheme is a speculative development of 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.

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.



M6 (J18)

A54 HOLMES CHAPEL ROAD

STARBUCKS

HARVESTER

TRAVELODGE

OPTIMA LOGISTICS GROUP

SWIZZELS

B&M

SP ENERGY NETWORKS

JET2

E.R.F WAY

GO OUTDOORS

WINCANTON

POCHIN WAY

DB SCHENKER

CLUB LONDON

ASAP

INDURENT TOTAL PARK

Aerial Plan



LOCALISED WORKFORCE.

A working age population of approx. 1,330,100 and 1,044,900 economically active workforce within a 45 minute drive.



HIGHLY SKILLED WORKFORCE.

43% of working population qualified at NVQ level 4 or above (Cheshire East).



ECONOMICALLY ACTIVE WORKFORCE.

Over 1 million economically active people within a 45 minute drive.



QUALIFIED WORKFORCE.

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



HIGHER GVA.

Higher GVA per head than UK average with a projected GVA growth of £2.5 billion from 2010 to 2025 (Cheshire East).

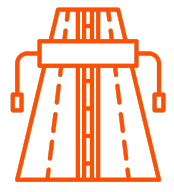


Source: The Skills & Growth Company



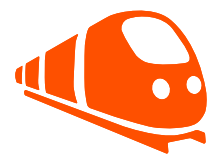
Warehousing that Works.

You're well-connected.



5 MINUTES

to M6 and J18.



20 MINUTES

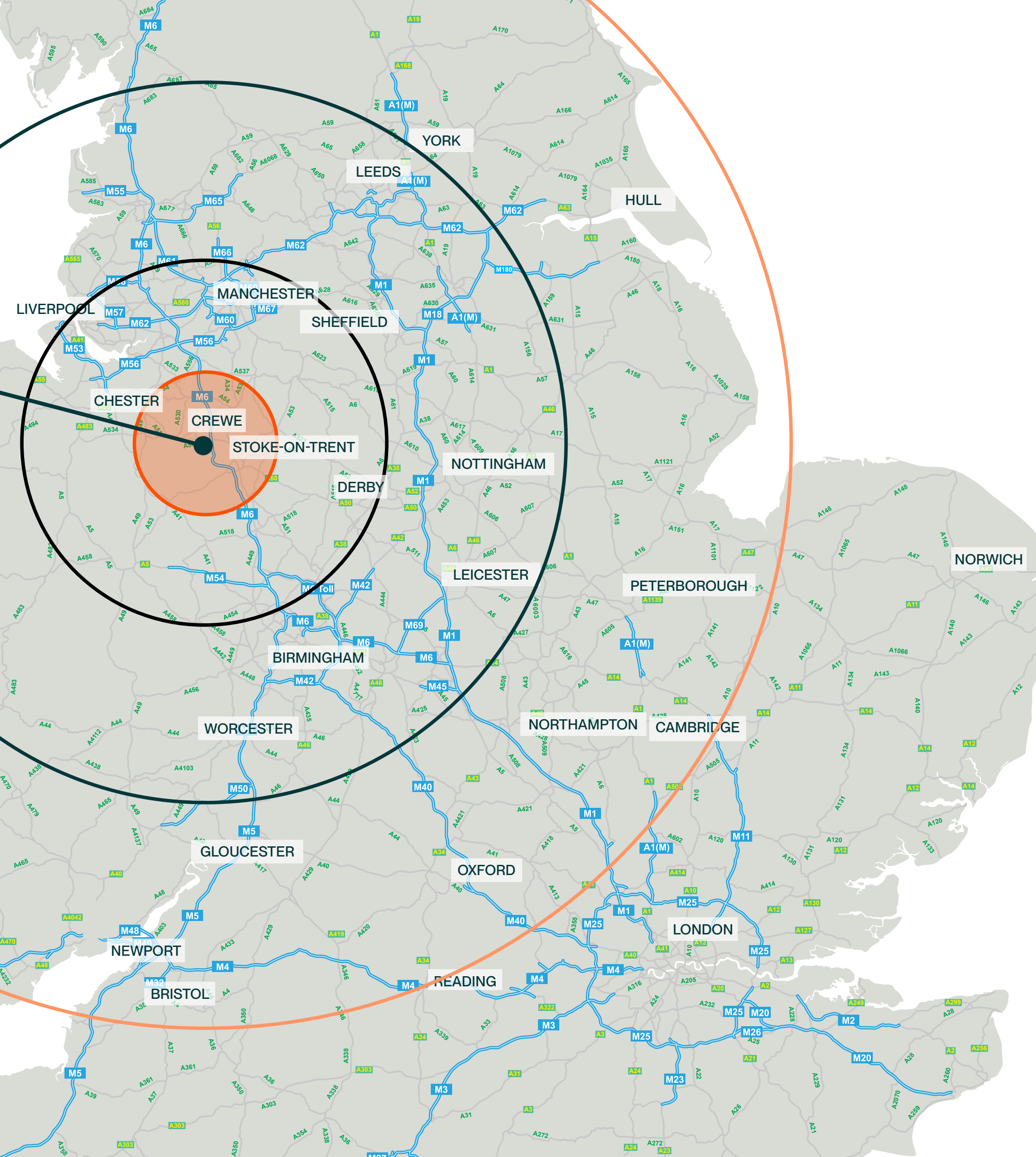
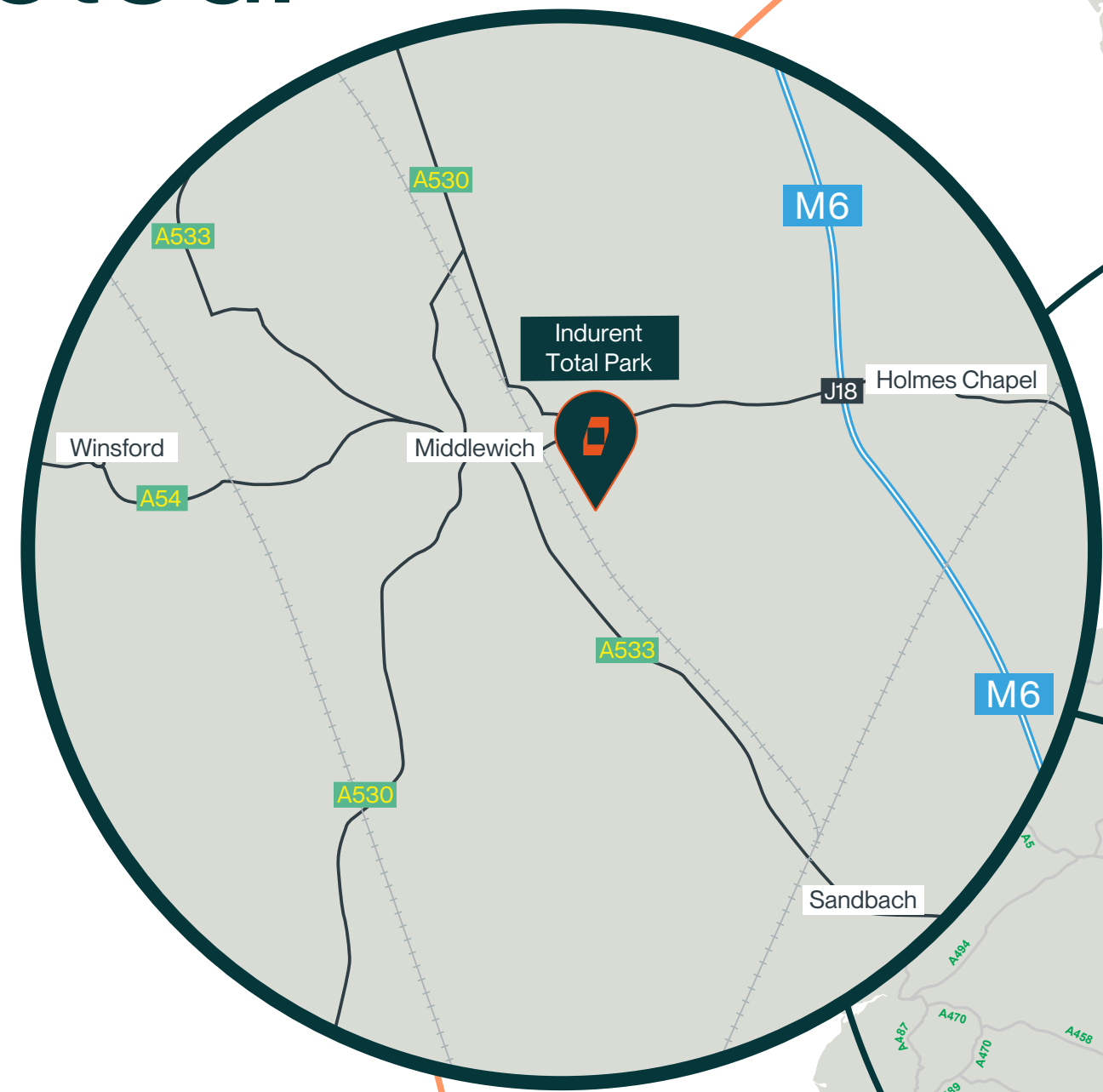
to Crewe Train Station.



12 MINUTES

to Manchester Airport.

Indicative journey times by car, taken from Google Maps.



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Schedule of accommodation & site plan.



All floor areas are approximate gross internal areas. Subject to final plan.
TERMS: Contact the agent for rental and lease terms

	UNIT 4A	UNIT 4B	UNIT 5A	UNIT 5B	UNIT 6 – LET	UNIT 7	UNIT 8
WAREHOUSE GF GIA	13,700 SQ FT (1,273 SQ M)	22,402 SQ FT (2,081 SQ M)	13,700 SQ FT (1,273 SQ M)	19,388 SQ FT (1,801 SQ M)	23,142 SQ FT (2,150 SQ M)	17,179 SQ FT (1,596 SQ M)	31,677 SQ FT (2,943 SQ M)
FIRST FLOOR OFFICES	NA	2,265 SQ FT (210 SQ M)	NA	2,268 SQ FT (211 SQ M)	2,260 SQ FT (210 SQ M)	1,722 SQ FT (160 SQ M)	3,295 SQ FT (306 SQ M)
TOTAL	13,700 SQ FT (1,273 SQ M)	24,667 SQ FT (2,292 SQ M)	13,700 SQ FT (1,273 SQ M)	21,657 SQ FT (2,012 SQ M)	25,403 SQ FT (2,360 SQ M)	18,901 SQ FT (1,756 SQ M)	34,972 SQ FT (3,249 SQ M)
POWER	175KVA	100KVA	125KVA	125KVA	125KVA	125KVA	150KVA

UNITS 4AB AND 5AB CAN BE OFFERED AS WHOLE UNITS OR SEPARATE UNITS WITH OFFICE CONTENT TO BE ADDED BY SEPARATE NEGOTIATION WHERE NEEDED .



BREEAM rating
Very Good



EPCA rating



EV car charging



First floor fully fitted offices



50 kN sq/m floor loading



8m to the underside of the haunch



Fully enclosed self contained site



Demised car parking spaces



Level access loading doors



Separate loading and yard area



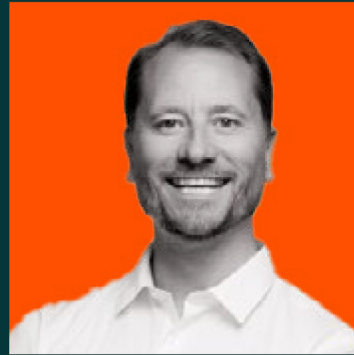
Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.

Indicative images.



DANIEL AUSTIN
Portfolio Management Director

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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2025. TBDW 05862-05.



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