



TO LET - Under Refurbishment

Unit 4 & 4a Aston Way, Midpoint 18, Middlewich, CW10 0HS

Industrial / warehouse and office accommodation
35,950 sq ft (3,546.30 sq m) Ability to sub-divide

LegatOwen
CHARTERED SURVEYORS

Description

Unit 4 and 4A are of steel portal framed construction beneath a shallow pitched profile metal clad roof, with profile metal clad elevations.

Unit 4A provides a former food packaging and storage area, and is connected to Unit 4, which provides storage and distribution space, via a secure link.

Both units have painted concrete floors and level access roller shutter doors leading to a shared secure tarmac surfaced yard.

To the front elevation, Unit 4 provides two storey office accommodation and staff facilities, comprising a ground floor reception area, offices, and staff canteen with further offices and boardroom at first floor level.

The front aspect of Unit 4A provides ground floor accommodation, with staff changing rooms, WC facilities and large canteen.

- Prominent industrial estate location
- 2 miles from Junction 18 of the M6 motorway
- Industrial / warehouse and office accommodation
- 4 roller shutter doors
- Rear yard and loading area
- Dedicated parking
- Ability to sub-divide

Terms

A new 10 year lease subject to review and terms t.b.a.

Rent

Based upon a refurbished specification, the asking rent will be based upon £tbc per sq ft.

Rent Deposit

A rent deposit may be requested dependent on credit checks.





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
UNIT 4		
Ground Floor Warehouse	1,354.77	14,583
GF/FF Offices	567.23	6,106
UNIT 4 TOTAL	1,922.00	20,689
UNIT 4A		
Ground Floor Warehouse	1,211.31	13,038
GF/FF Offices	206.50	2,223
UNIT 4A TOTAL	1,624.30	15,261
TOTAL	3,546.30	35,950

Services

We understand that mains services are available to the property including mains electric, water and drainage. The agents do not test any of these services. Interested parties should make their own enquiries into their connection and adequacy.

Business Rates

The property has Rateable Value of £147,000.

Service Charge

An Estate Service Charge is payable for the maintenance and up keep of the common parts of the Midpoint Estate. The charge currently runs at circa £1,500 plus VAT per annum.

Property Insurance

The landlord insures the premises and reclaims the premium from the tenant.

Energy Performance Certificate

The property has an EPC rating of E.

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.

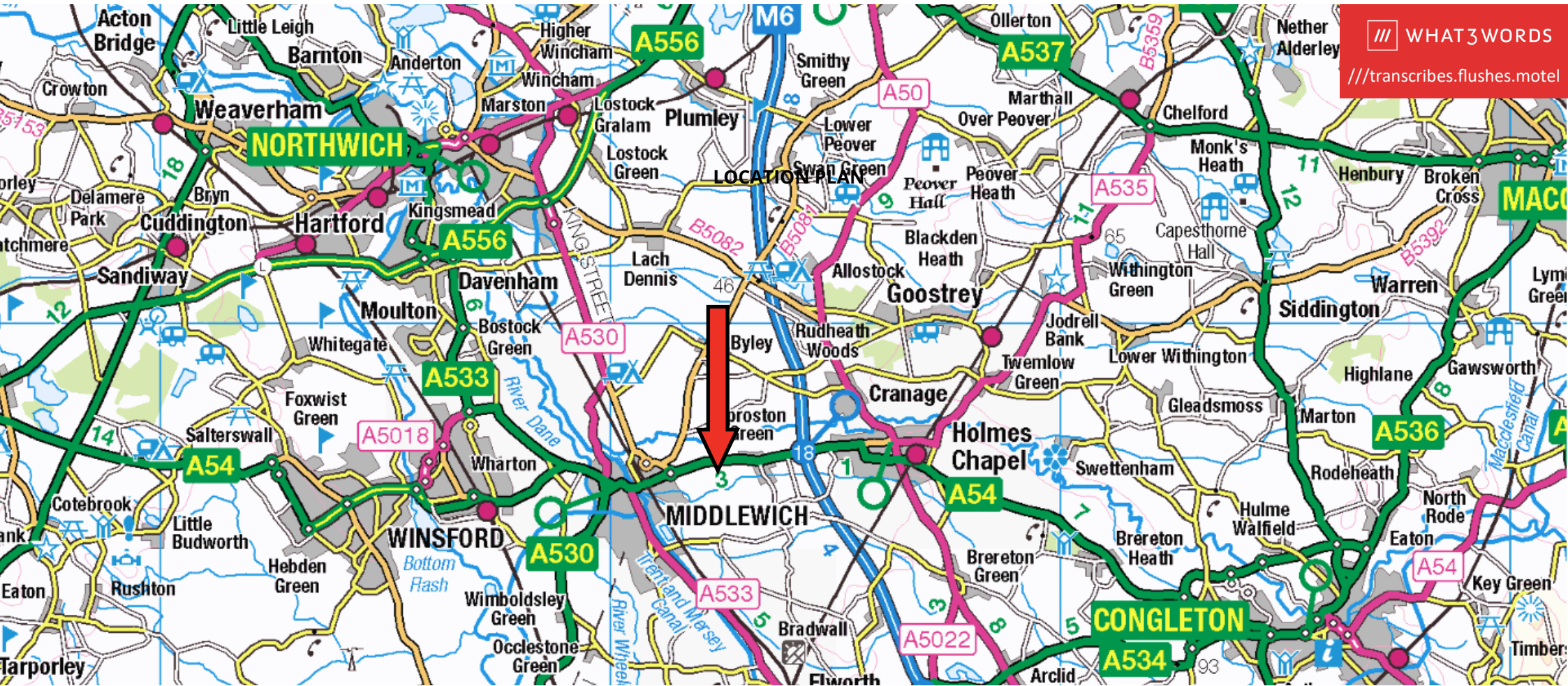




Location

Unit 4 and 4A, Aston Way are located on the Midpoint 18 Estate in Middlewich, a prominent industrial estate approximately 2 miles from Junction 18 of the M6 motorway. Middlewich is an historic town in the centre of Cheshire which is crossed by the Trent and Mersey Canal and provides a range of local amenities.

The town now has a prominent industrial and logistics market, given its proximity to the M6.



Contact:



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DATE PREPARED: April 2025



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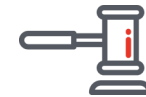
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