

ERGO 123

ergo.
Logistics

POCHIN WAY, MIDDLEWICH, CW10 0GY - J18 M6

WWW.ERGOMIDDLEWICH.CO.UK



UNDER CONSTRUCTION - PRACTICAL COMPLETION Q1 2022

TO LET

NEW INDUSTRIAL / DISTRIBUTION UNIT
123,000 SQ FT (11,427 SQ M)

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Overview

Ergo 123 Middlewich comprises a brand new speculatively built warehouse available from Q1 2022. The unit will be of 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



GRADE A OFFICES



EPC A



SECURE YARDS
OF 50M



5 EV CHARGING
POINTS



12.5M TO HAUNCH

Building Specification

ERGO 123

Ground Floor Warehouse

10,590 M / 114,000 SQ FT

Offices

836 SQ M / 9,000 SQ FT




Total GIA

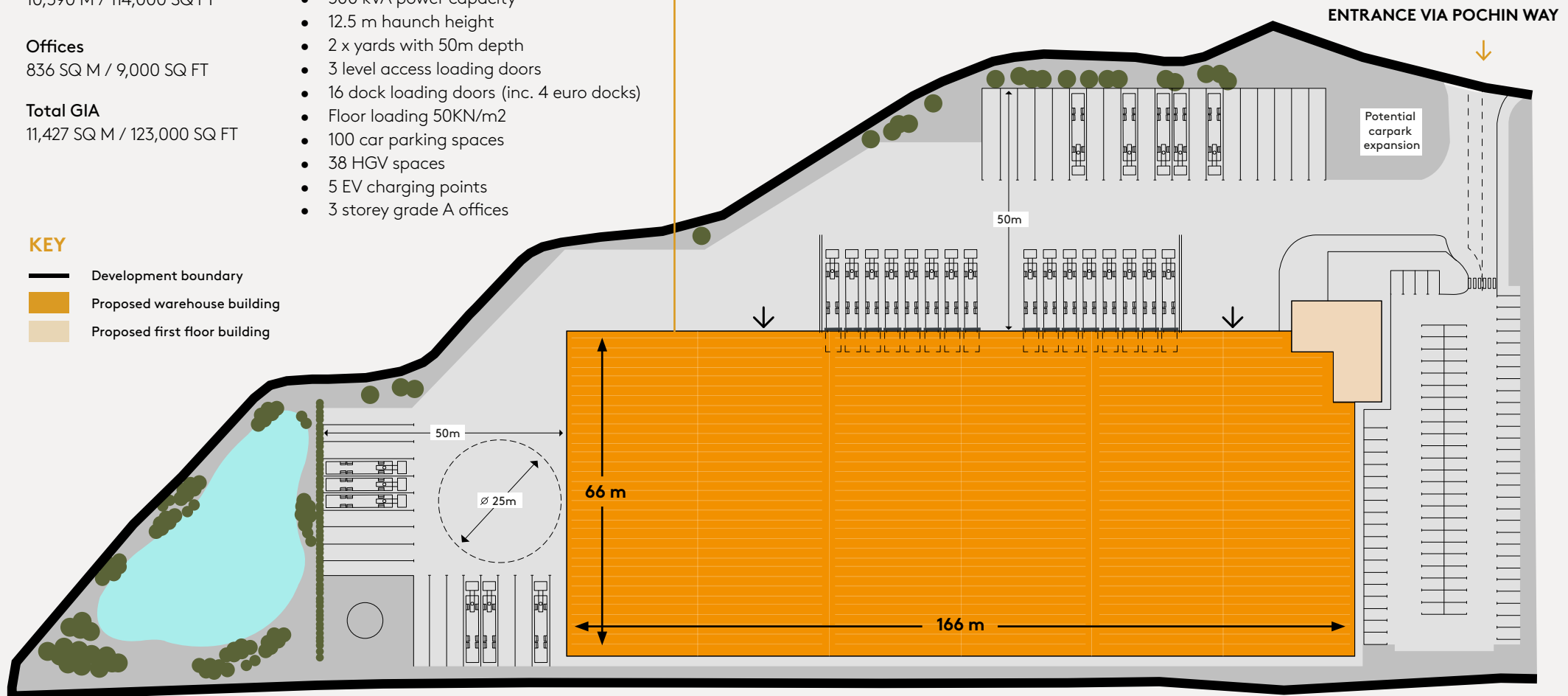
11,427 SQ M / 123,000 SQ FT

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



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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.

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



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