



# Valley Court - Phase 2

## MIDDLEWICH, JUNCTION 18/M6



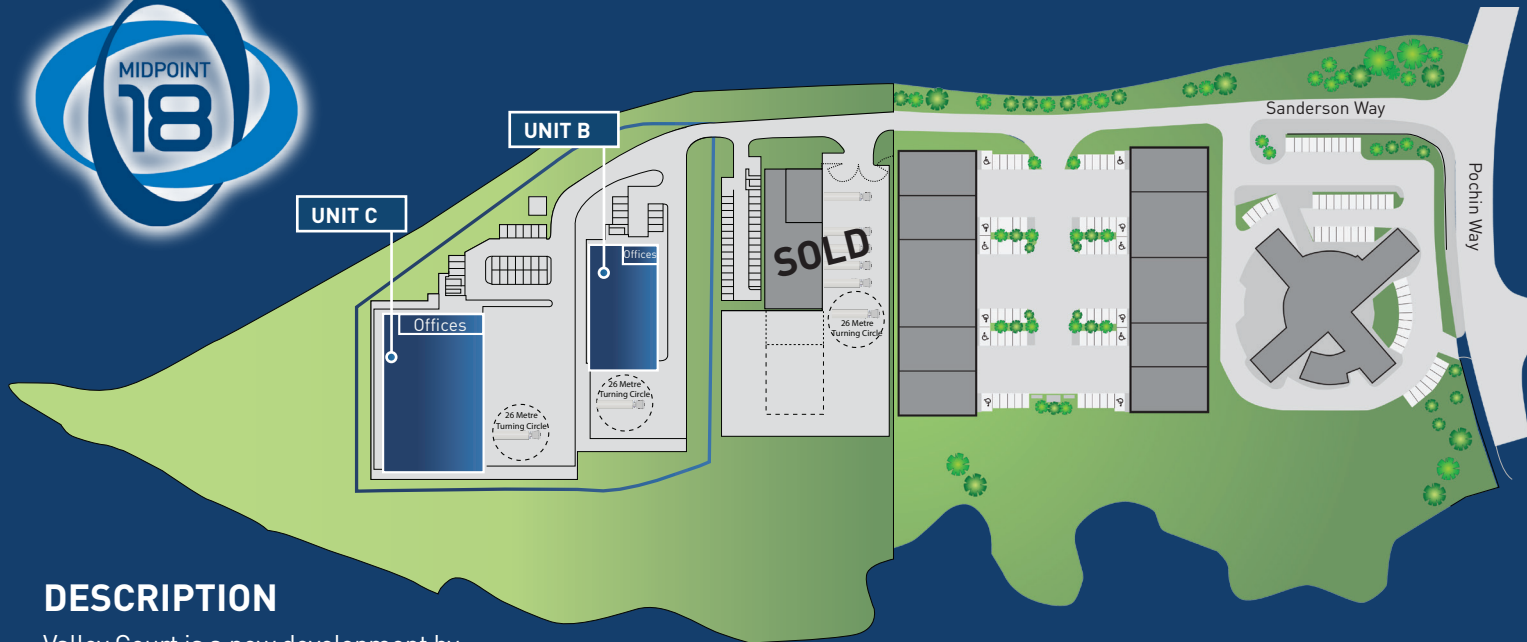
## For Sale / To Let

Proposed High Specification Industrial/Business Space Units

**Unit B** 9,000 sq.ft. (836.13 sq.m)

**Unit C** 20,400 sq.ft. (1,895.22 sq.m)





## DESCRIPTION

Valley Court is a new development by Pochin Developments Limited, designed to the highest standards and will provide the opportunity for occupiers to purchase or rent light industrial / business space units.

## PROPOSED SPECIFICATION

- Steel portal frame construction.
- Profile insulated steel sheeting to external elevations, with intermittent roof lights.
- Internal eaves height in excess of 7-8 metres.
- Reinforced and sealed concrete floor.
- Office content on ground floor.
- Large concrete surfaced loading yard.
- 25 metre turning circle.
- Office content to occupiers requirements.



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## AVAILABILITY

Unit No.	Gross Internal Floor Area (GIFA)	
B	9,000 sq.ft	836.13 sq.m
C	20,400 sq.ft	1,895.22 sq.m
Total	29,400 sq.ft	2,731.35 sq.m

## TERMS

Units are available for sale (999 year lease) or to let.

## SERVICES

Mains services will be available to the units.

## VAT

Prices / rents where quoted are exclusive of but may be liable to VAT.

## VIEWING / FURTHER INFORMATION

To arrange an onsite inspection please contact the joint agents;

**Matt Pochin** at Legat Owen on  
Email - [mattpochin@legatowen.co.uk](mailto:mattpochin@legatowen.co.uk)

Or **John Atherton** at Savills on  
Email - [jatherton@savills.com](mailto:jatherton@savills.com)

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