

TO LET

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk



Unit 18, Midpoint 18, Middlewich, Cheshire, CW10 0HS

HIGH SPECIFICATION INDUSTRIAL / HYBRID UNIT

9,323 SQ FT

(866.14 SQ M)

PLUS ADDITIONAL MEZZANINE AREA CIRCA 1,700 Sq Ft (157 Sq M)
DEDICATED YARD AND CAR PARKING

DESCRIPTION

High specification detached industrial / hybrid unit with good car parking provision and secure compound.

Subject premises can be briefly summarised as follows:-

- Single span steel portal frame construction
- Clear internal eaves height to 6 metres
- Feature two storey full height brick and block elevations to office frontage
- Two storey predominantly open plan offices
- Main industrial / workshop area to the rear
- Access via two up and over 4 m x 4.5 m doors
- Insulated profile metal cladding to all elevations and roof
- Roof incorporating intermittent roof lights

Office Specification

Predominantly open plan with meeting rooms, kitchens, W.C. Facilities.

- Gas fired central heating system
- Suspended ceiling with inset lighting
- Fully double glazed
- Perimeter trunking
- Alarm and fire alarm system
- Air conditioning in the majority of working areas, dedicated server room.

Warehouse

- Clear span working area
- Finished concrete floor
- Intermittent roof lights
- Gas blow heaters
- High level sodium lighting
- Air extraction system
- 3 phase electricity and gas
- 6 metre clear eaves
- Two up and over door to 4 m x 4.5 m
- Integral mezzanine floor with integrated ground floor stores area.

Externally

There are two dedicated external service areas.

The first being a concrete surface car park with external spot lights and mature landscaping.

The second being a secure compound with tarmacadam surface along with mesh fencing and external spot lights.

LOCATION

The subject unit is visibly located fronting the Holmes Chapel Road. Access is directly from Aston Way. Midpoint 18 provides a direct link onto the A54 which leads west to Middlewich town centre and east to J18 of the M6 motorway.

TERMS

The unit is available by way of assignment of the current lease dated 19th Nov 2001 expiring on 19th Nov 2026 - unexpired term of approximately 10 years.

The current rent passing is £52,500 + VAT per annum with a rent review pending in November 2016.

Alternatively the landlord may give consideration to a new lease on terms to be agreed.

SERVICES

All mains services are connected to the unit to include gas and 3 phase power.

ENERGY PERFORMANCE CERTIFICATE

To be made available upon application.

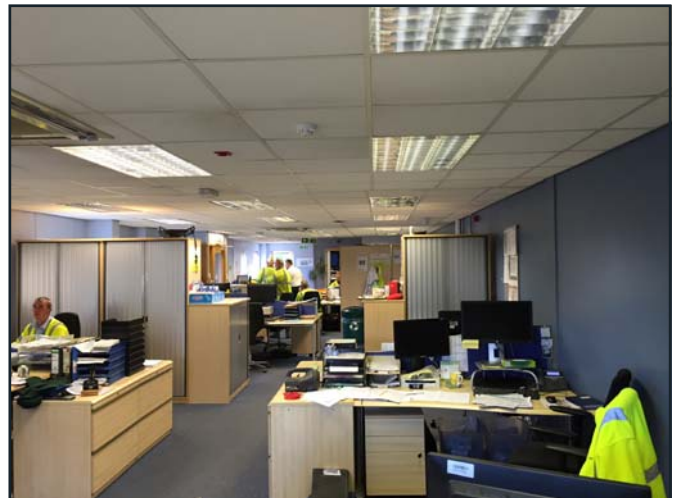
LEGALS

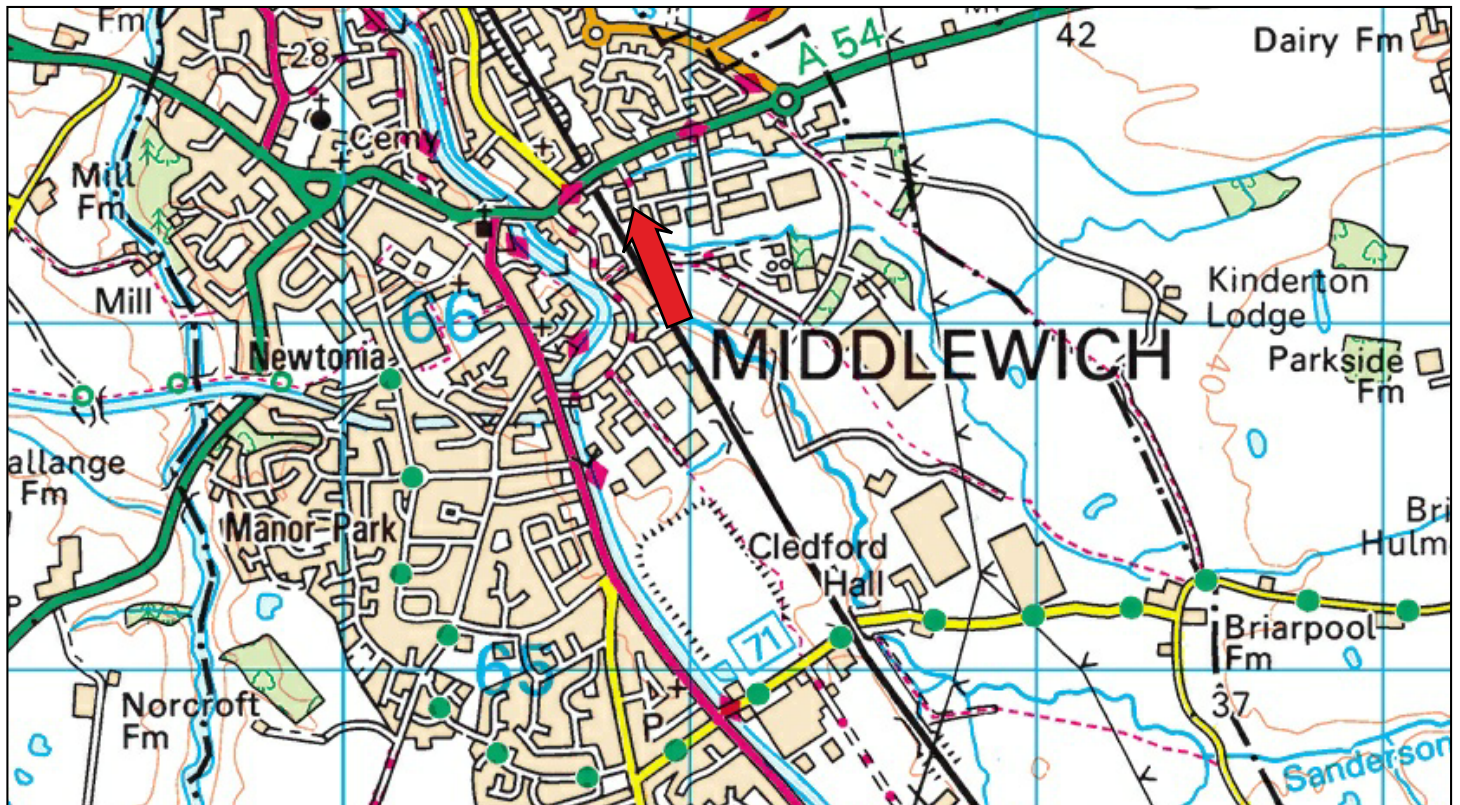
Each party to be responsible for the payment of their own legal and surveyor's fees.

VIEWINGS

Viewings are by appointment with the sole agents Legat Owen:

Matt Pochin - mattpochin@legatowen.co.uk





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

October, 16

SUBJECT TO CONTRACT

LegatOwen
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 Incorporating **LAMONT**
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