

MIDPOINT 18

HIGH QUALITY INDUSTRIAL / DISTRIBUTION UNITS **TO LET**
7,000 – 32,000 SQ FT (650 – 2,972 SQ M)



**STRATEGIC
LOCATION
WITHIN 1.8 MILES
OF JUNCTION
18 OF THE M6
MOTORWAY**

MIDDLEWICH, CHESHIRE, **CW10 0HS**

KEY

- 1. Fully Let
- 2. Fully Let
- 4. VACANT
- 4A. VACANT
- 5. Fully Let
- 9. Fully Let
- 9A. Fully Let
- 10. VACANT
- 11. Fully Let
- 12. Fully Let
- 13. Fully Let

PROPOSED MIDDLEWICH EASTERN BYPASS

MAGNITUDE
125,000 - 145,000 SQ FT

MAGNITUDE
200,000 - 600,000 SQ FT

KUEHNE+NAGEL

Wincanton

MAGNITUDE
92,000 SQ FT

b.m.

SCOTTISHPOWER

MAGNITUDE
41,000 - 149,000 SQ FT

PIONEER
PARK

MAGNITUDE
117,000 - 181,000 SQ FT

OPTIMA
LOGISTICS LED

M18

Harvester

Travelodge

STARBUCKS
COFFEE

Shell

SUBWAY

TO M6

TO MIDDLEWICH

2

1

4

4A

5

10

11

9A

9

13

12



M18

MIDDLEWICH

MIDPOINT18

SAT NAV **CW10 0HS**
 ///DIFFER.PLANS.BOOST

LOCATION

MIDDLEWICH IS ONE OF CHESHIRE'S PRINCIPAL INDUSTRIAL LOCATIONS, LOCATED APPROXIMATELY 26 MILES SOUTH OF MANCHESTER, 39 MILES EAST OF LIVERPOOL AND 67 MILES NORTH OF BIRMINGHAM.

The location has excellent transport links, benefitting from immediate access to the M6, via Junction 18 just 1.8 miles to the East, providing direct access to the regional and national motorway network. Furthermore, Middlewich is located close to the convergence of three major A Roads, namely the A54, A533 and A530, providing excellent access to all areas of the North West Region.

TRAVEL TIMES



CAR

J18 M6	4 mins
Crewe Railway Station	15 mins
Manchester Airport	24 mins
Stoke-on-Trent	28 mins
Manchester	50 mins
Port of Liverpool	60 mins
Birmingham	1 hr 15 mins
London	3 hrs 50 mins



RAIL

Crewe Railway Station is just 15 minutes from Middlewich, which acts as a key transport hub in the North West providing connectivity for passengers and freight services to all areas of the UK.

Chester	20 mins
Manchester Piccadilly	30 mins
Manchester Airport	36 mins
Liverpool	40 mins
Birmingham	1hr 10 mins



AIR

Both Manchester and Liverpool airports are within easy driving times.

Manchester Airport	27 mins 22 miles
Liverpool John Lennon Airport	44 mins 34 miles



PORT

Liverpool's Super Port including the **Liverpool 2 Container Terminal** are less than 60 minutes away.

STRATEGIC LOCATION WITHIN 1.8 MILES OF JUNCTION 18 OF THE M6 MOTORWAY





SPECIFICATION



7,000 – 32,000 SQ FT
(650 – 2,9370 SQ M)



SECURE SITE



TO BE
REFURBISHED



WITHIN 1.8 MILES OF
JUNCTION 18 OF THE
M6 MOTORWAY



DETACHED INDUSTRIAL
WAREHOUSE UNITS



WELL
LANDSCAPED
ENVIROMENT



SECURE
YARD AREAS



UNIT 4 ASTON: 100KVA
UNIT 4A ASTON: 71KVA
UNIT 10 DALTON: 300KVA



DEDICATED
PARKING AREAS

DESCRIPTION

MIDPOINT 18 IS AN ESTABLISHED MULTI-LET INDUSTRIAL ESTATE COMPRISING OF 10 HIGH QUALITY, PREDOMINANTLY DETACHED, INDUSTRIAL WAREHOUSE UNITS WITHIN A LOW DENSITY, WELL LANDSCAPED ENVIRONMENT.

Midpoint 18 is one of the most significant industrial estates within the Cheshire region. The estate fronts on to the A54 providing a quick and direct link to J18 of the M6 motorway, which benefits from the new M6 smart motorway upgrade that has now been completed, just 1.8 miles to the East.

The location has proven an attractive destination for many blue-chip occupiers, including Optima Logistics (190,000 sq ft), B&M Bargains (460,000 sq ft), Wincanton (375,000 sq ft), Kuehne & Nagel (350,000 sq ft) and Scottish Power (14,000 sq ft) amongst numerous others.

Midpoint 18 also benefits from adjacent amenities including a Travelodge, Starbucks, Subway, Shell Service Station and Harvester Pub.





M18

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers a range of units from 7,000 – 32,000 sq ft (650 – 2,972 sq m).

The site has a total area of approximately 29.14 acres (11.79 ha).

AVAILABILITY

UNIT	SQ FT	OCCUPIER
1		Fully Let
2		Fully Let
4	20,470 sq ft	VACANT
4A	15,276 sq ft	VACANT
5		Fully Let
9		Fully Let
9A		Fully Let
10	31,620 sq ft	VACANT
11		Fully Let
12		Fully Let
13		Fully Let

Available units can be combined.



MIDPOINT 18

MIDDLEWICH, CHESHIRE, **CW10 0HS**

A development by



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions 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 nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk

VIEWINGS

For further information or to arrange a view, please contact the joint letting agents Savills & Legat Owen.

FURTHER INFORMATION

TERMS

Units are available to let for a term of years to be agreed.

EPC

Full EPC ratings are available upon request.

VAT

Vat will be payable upon any transaction.

LEGAL COSTS

Occupiers will be liable to their own legal costs upon any transaction.

Savills

Jonathan Williams

Jonathan.williams@savills.com
07870 183 405

Legat Owen

Matt Pochin

mattpochin@legatowen.co.uk
07831 445 009

Savills Manchester

savills.co.uk



0161 236 8644

LegatOwen
CHARTERED SURVEYORS

01244 408200
legatowen.co.uk