

UNDER CONSTRUCTION - PRACTICAL COMPLETION OCTOBER 2020



FOR SALE / TO LET
NEW BUILD WAREHOUSE / INDUSTRIAL UNITS
FROM 12,000 - 36,500 SQ FT

UNIT 2A/B, CHESHIRE GREEN INDUSTRIAL ESTATE, WARDLE, CHESHIRE, **CW5 6BE**

ENTER >



PFS

NAYLORS

BOUGHLEY DISTRIBUTION

NORTH WEST FARMERS GROUP PLC

SOLD

BARNES LOGISTICS

SOLD

SOLD

NICK BROOKES



.....
SPINE ROAD

A51

ROWLINSONS TIMBER




PHOENIX CELLULAR

SPITFIRE PHASE 3

UNETTE PACKAGING

UNIT 2A/B, CHESHIRE GREEN INDUSTRIAL ESTATE, WARDLE, CHESHIRE, **CW5 6BE**



	CREWE 15 MINUTES	CHESTER 25 MINUTES	WARRINGTON 45 MINUTES	MCR AIRPORT 60 MINUTES
	MANCHESTER 31 MINUTES	LONDON 91 MINUTES	EDINBURGH 188 MINUTES	
	HOLYHEAD FERRY 2 MINUTES			

LOCATION

CHESHIRE GREEN IS A NEW EMPLOYMENT PARK WHICH STRATEGICALLY LOCATED BETWEEN THE M6 AND NORTH WALES. IT IS LOCATED OFF THE A51 AND WITHIN EASY REACH OF KEY TOWNS AND TRANSPORT LINKS.

- › **5 MILES TO NANTWICH**
- › **8 MILES TO CREWE**
- › **15 MILES TO CHESTER**
- › **13 MILES TO JUNCTION 16 OF THE M6**

CHESHIRE GREEN EMPLOYMENT PARK HAS PLANNING PERMISSION FOR NEARLY 1.35 MILLION SQ FT OF INDUSTRIAL AND DISTRIBUTION UNITS. SIX PLOTS HAVE BEEN SOLD WITH TWO UNITS PRACTICALLY COMPLETED AND SOLD.

EXISTING BUSINESSES LOCATED AROUND CHESHIRE GREEN INCLUDE NWF, BOUGHEY DISTRIBUTION, ROWLINSONS TIMBER, T I MIDWOOD & CO. AND BARNES LOGISTICS.

DESCRIPTION

- > STEEL PORTAL FRAME CONSTRUCTION
- > MIX OF FLAT PANEL AND PROFILE METAL SHEET CLADDING WITH METAL SHEET ROOF INCORPORATING INTERMITTENT ROOF LIGHTS
- > EAVES HEIGHT OF 7M TO UNDERSIDE OF HAUNCH
- > SERVICING VIA ELECTRONICALLY OPERATED SECTIONAL LOADING DOORS
- > 3 PHASE POWER SUPPLY

OFFICES

- > 2A- SHELL OFFICE/ MEZZANINE TO FIRST FLOOR
- > 2B- GROUND FLOOR RECEPTION WITH WELFARE AND OFFICE WITH SHELL OFFICE / MEZZANINE TO FIRST FLOOR

EXTERNAL

- > SECURE SELF-CONTAINED SITE
- > SEPARATE TARMAC CAR PARKING AND CONCRETE LOADING YARD
- > BUILDING MOUNTED SPOT LIGHTS



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ACCOMMODATION

UNIT 2A

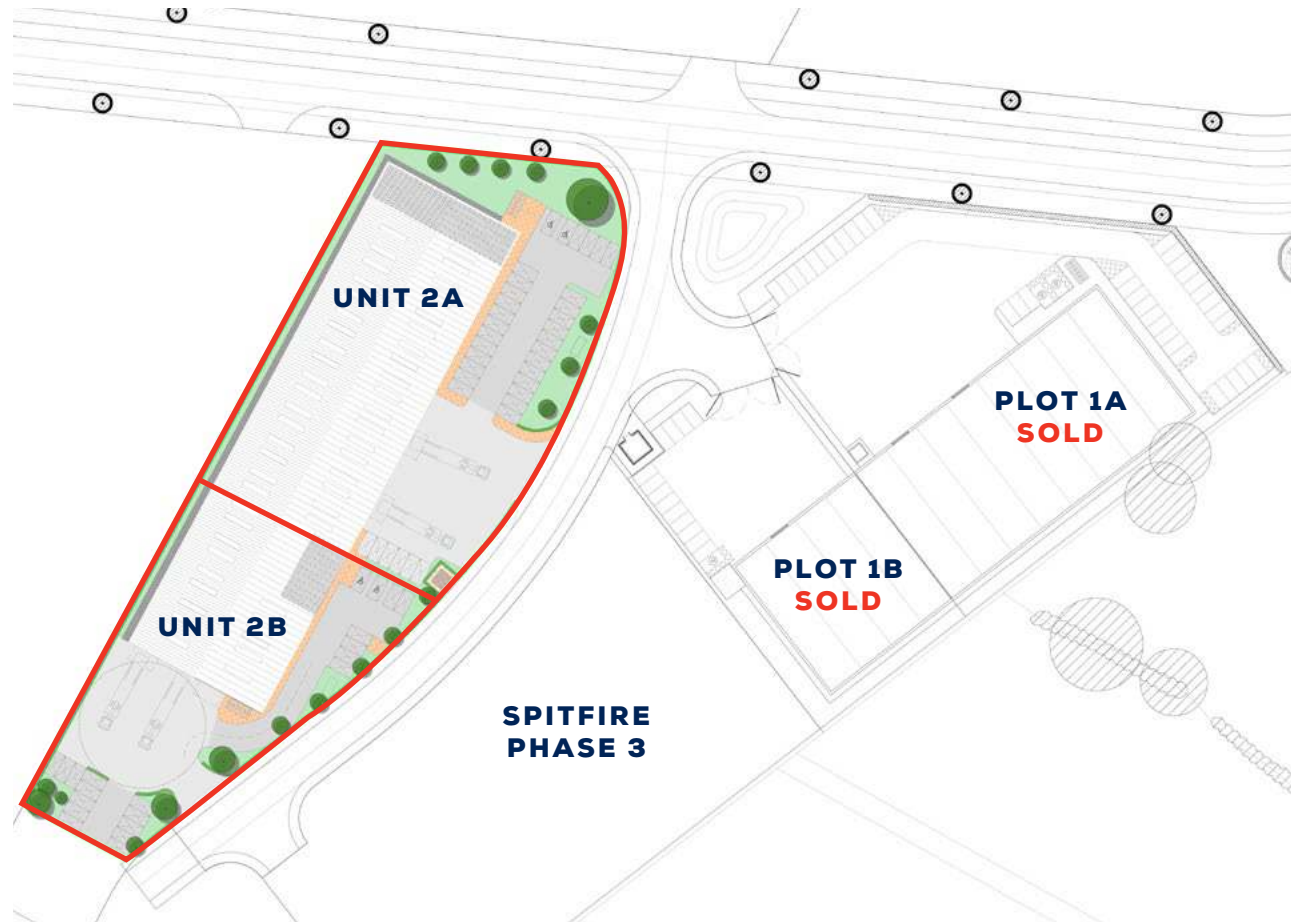
AREA	SQ M	SQ FT
GROUND FLOOR WAREHOUSE PRODUCTION AREA	2,060	22,165
FIRST FLOOR SHELL OFFICE / MEZZANINE	214	2,303
GROSS INTERNAL AREA	2,274	24,468

SITE 1.15 ACRES (0.46 HECTARES)

UNIT 2B

AREA	SQ M	SQ FT
GROUND FLOOR WAREHOUSE PRODUCTION AREA	945	10,168
GROUND FLOOR OFFICES	83	893
FIRST FLOOR SHELL OFFICE / MEZZANINE	89	958
GROSS INTERNAL AREA	1,117	12,019

SITE 0.71 ACRES 0.29 (HECTARES)



SITE PLAN

2A GALLERY

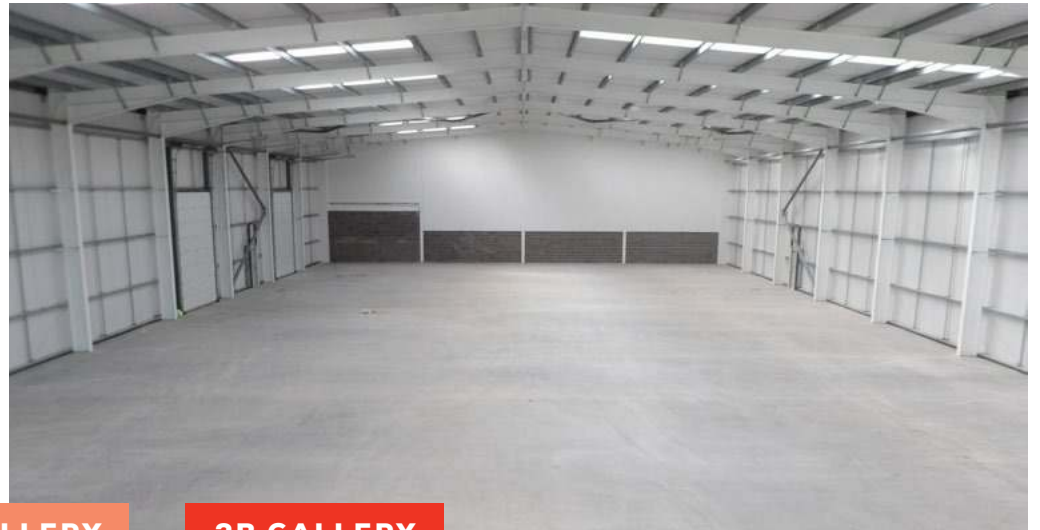
2B GALLERY

UNIT 2A



SITE PLAN

2A GALLERY



2B GALLERY

UNIT 2B



SITE PLAN

2A GALLERY

2B GALLERY



TERMS

THE PROPERTY IS AVAILABLE FOR SALE (LONG LEASEHOLD) OR TO LET BY WAY OF A NEW FULL REPAIRING AND INSURING LEASE FOR A TERM OF YEARS TO BE AGREED BY NEGOTIATION.

PRICE

ON APPLICATION.

LEGAL COSTS

EACH PARTY WILL BEAR THEIR OWN LEGAL COSTS.

VAT

UNLESS OTHERWISE STATED ALL TERMS ARE SUBJECT TO VAT AT THE PREVAILING RATE.

EPC

AN EPC FOR THE PROPERTY WILL BE PREPARED UPON COMPLETION.

FURTHER INFORMATION / VIEWING

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