/NDURENT
TOTAL PARK

MIDDLEWICH CW10 0QJ
///BUSINESS.CIRCUS.COOL



TO LET NEW BUILD INDUSTRIAL UNITS

13,700 SQ FT – 34,972 SQ FT
(1,273 SQ M – 3,249 SQ M)

Available now

Located near J18 M6.

BREEAM ‘Very Good’.

Warehousing that Works.

High performance space for your business.

Total Park Middlewich is a new business park in an established location providing 156,000 sq ft of new industrial development, with units suitable for production and distribution uses (Class E(g), B2 & B8).

The estate has been extensively developed and is widely acknowledged to be one of the regions key logistics and industrial sites. The scheme is a speculative development of Grade A industrial units ranging from 13,700 sq ft to 34,977 sq ft providing a unique opportunity with close proximity to the M6.

The estate has attracted occupiers such as B&M, Wincanton, Optima Logistics and Go Outdoors. The immediate proximity to the M6 provides access to Cheshire, Merseyside, Greater Manchester and the Potteries. The estate also benefits from amenities such as a Travelodge, Starbucks, a petrol filling station and a public house, all of which are located at the entrance to the estate.





Warehousing that Works.



Aerial Plan

Warehousing that Works.

LOCALISED WORKFORCE.

A working age population of approx. 1,330,100 and 1,044,900 economically active workforce within a 45 minute drive.

HIGHLY SKILLED WORKFORCE.

43% of working population qualified at NVQ level 4 or above (Cheshire East).

ECONOMICALLY ACTIVE WORKFORCE.

Over 1 million economically active people within a 45 minute drive.



QUALIFIED WORKFORCE.

33,000 graduates on average per year from 7 universities (Cheshire East).

HIGHER GVA.

Higher GVA per head than UK average with a projected GVA growth of £2.5 billion from 2010 to 2025 (Cheshire East).

Source: The Skills & Growth Company

Warehousing that Works.

You’re well-connected.

KEY ROADS

M6 J18	3 miles
A54	5.6 miles
A530	6.1 miles

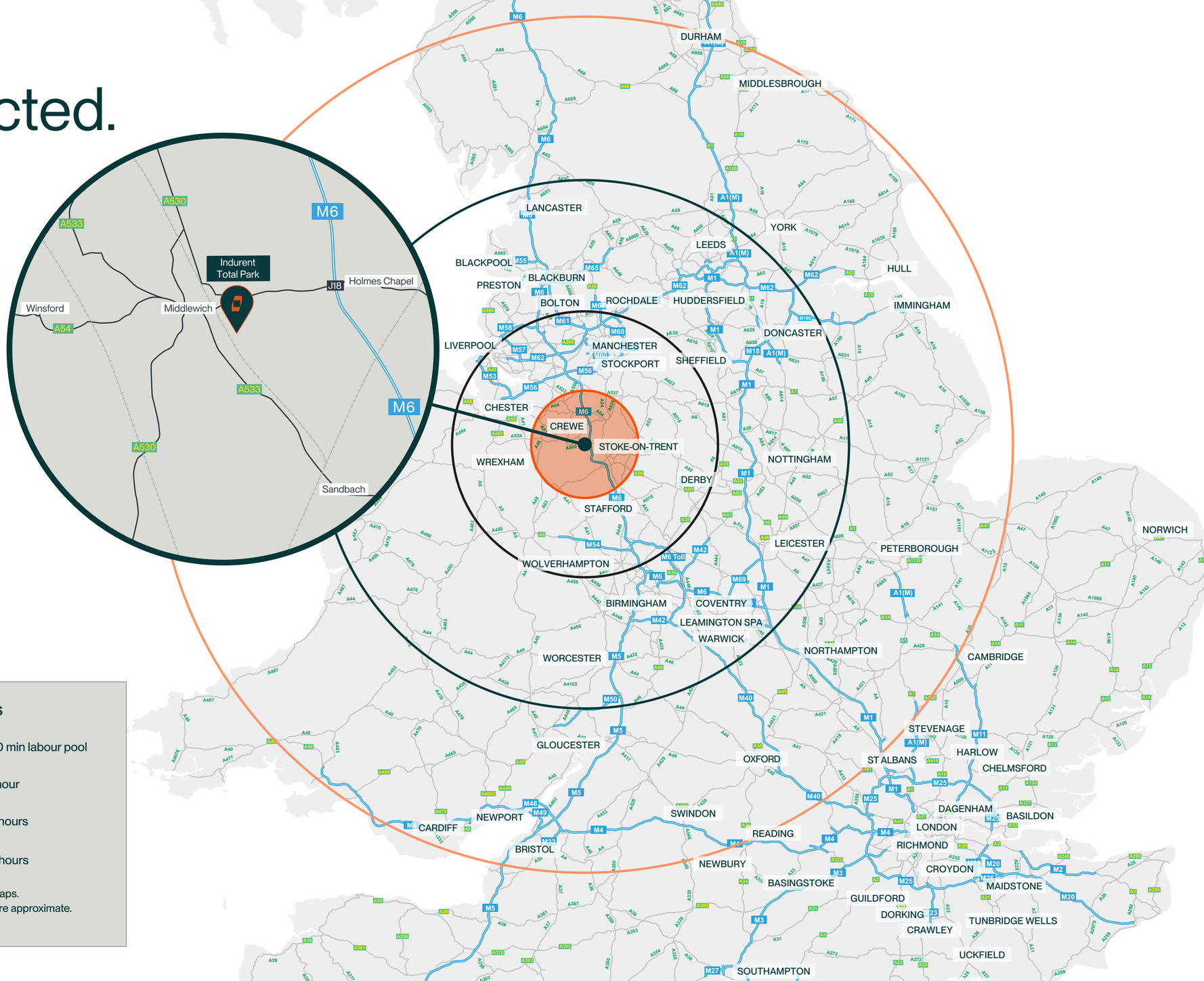
CITIES/TOWNS

Middlewich	5.3 miles
Crewe	8.8 miles
Winsford	9.4 miles
Stoke-on-Trent	21.5 miles
Warrington	23.2 miles

RAILWAY STATIONS

Winsford Station	3.9 miles
Holmes Chapel Station	4.3 miles
Sandbach Station	5.2 miles
Crewe Station	12.3 miles

Indicative journey times by car, taken from Google Maps.



Drive times

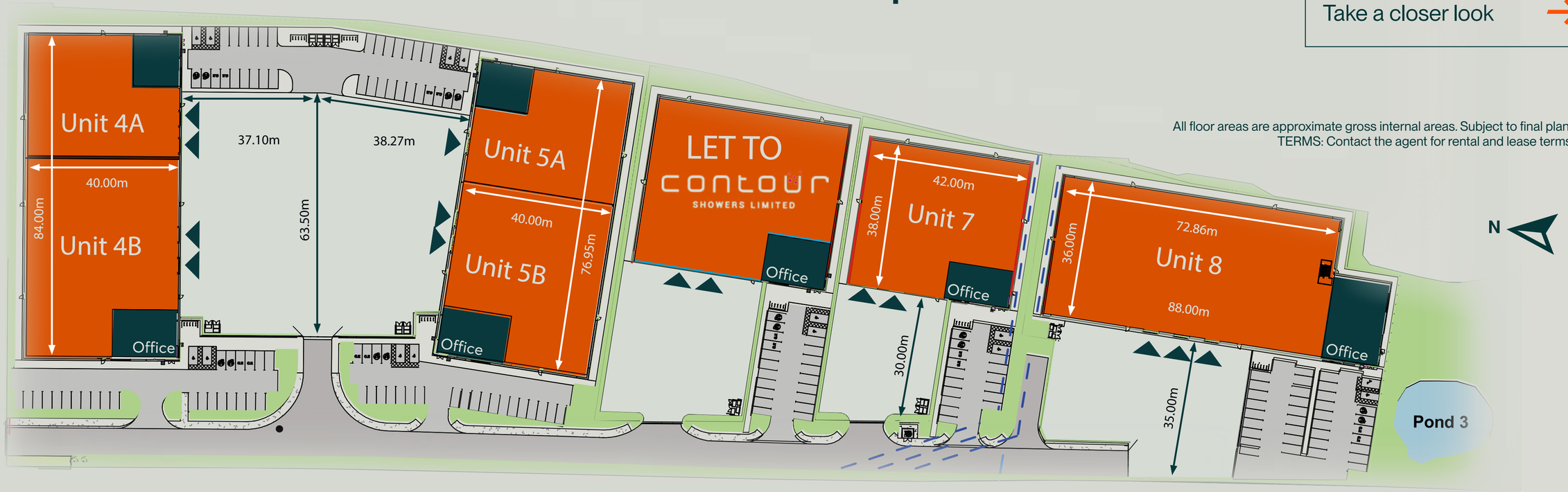
- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

Warehousing that Works.

Schedule of accommodation & siteplan.

Take a closer look →



All floor areas are approximate gross internal areas. Subject to final plan.
TERMS: Contact the agent for rental and lease terms

	UNIT 4A	UNIT 4B	UNIT 5A	UNIT 5B	UNIT 7	UNIT 8
WAREHOUSE GF GIA	13,700 SQ FT (1,273 SQ M)	22,402 SQ FT (2,081 SQ M)	13,700 SQ FT (1,273 SQ M)	19,388 SQ FT (1,801 SQ M)	17,179 SQ FT (1,596 SQ M)	31,677 SQ FT (2,943 SQ M)
FIRST FLOOR OFFICES	TBC	2,265 SQ FT (210 SQ M)	TBC	2,268 SQ FT (211 SQ M)	1,722 SQ FT (160 SQ M)	3,295 SQ FT (306 SQ M)
TOTAL	**13,700 SQ FT (1,273 SQ M)**	**24,667 SQ FT (2,292 SQ M)**	**13,700 SQ FT (1,273 SQ M)**	**21,657 SQ FT (2,012 SQ M)**	**18,901 SQ FT (1,756 SQ M)**	**34,972 SQ FT (3,249 SQ M)**
POWER	175 kVA	100 kVA	125 kVA	125 kVA	125 kVA	150 kVA
SOLAR	45.2 kVA	45.2 kVA	42.7 kVA	42.7 kVA	37.6 kVA	69.6 kVA

UNITS 4AB AND 5AB CAN BE OFFERED AS WHOLE UNITS OR SEPARATE UNITS WITH OFFICE CONTENT TO BE ADDED BY SEPARATE NEGOTIATION WHERE NEEDED .

BREEAM rating Very Good

EPC A rating

EV car charging

First floor fully fitted offices

50 kN/SQ M floor loading

8m to the underside of the haunch

Fully enclosed self contained site

Demised car parking spaces

Level access loading doors

Separate loading and yard area



Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



HENRIETTA DANIELS

Senior Asset Manager

07870 845 650

henrietta.daniels@indurent.com

INDURENT TOTAL PARK

Discover more

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