

**FOR SALE / TO LET**

# Unit 7a & b Airfield Road, Cheshire Green Industrial Estate, Nantwich, CW5 6LQ



Brand new warehouse & industrial unit – under construction (complete May 2024)

Circa 24,500 sq ft (2,276.12 sq m) to 31,000 sq ft (2,879.99 sq m)

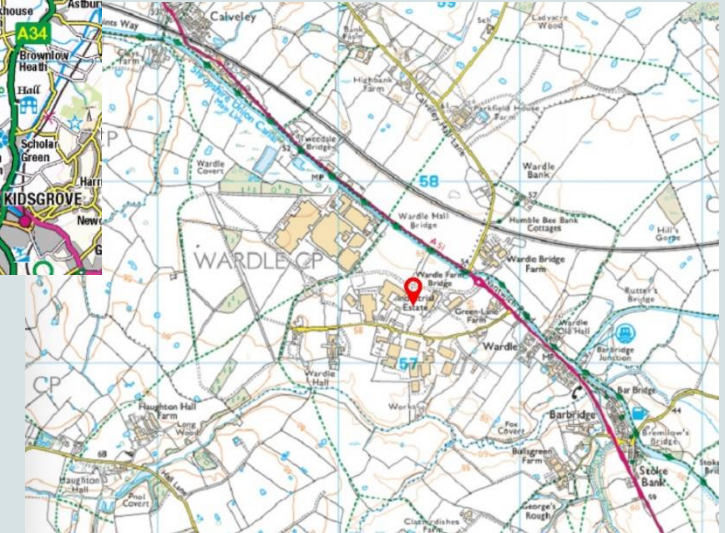
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## Property Summary

The building benefits from the following specification:

- High quality new building
- Secure yard
- Minimum 12m clear working height
- First floor offices and mezzanine
- Practical completion May 2024
- Ability to split





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## Location

Cheshire Green Industrial Estate is in Wardle on Airfield Road which is directly accessed from Nantwich Road (A51) close to Nantwich and Crewe. The unit is 13 miles from Junction 16 of the M6 and 15 miles from Chester.

The estate is home to several occupiers including Boughey Distribution, Fabulosa, TI Midwood and Rowlinson Factory Outlet.

## Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises a GIA of:

	7a Size sq ft	7a Size sq m	7b Size sq ft	7b Size sq m
Warehouse / industrial	21,111	1,961.23	24,492	2,275.39
GF office / undercroft	3,382	314.17		
FF office / welfare	3,107	288.62		
SF deck	3,107	288.62		
<b>Total</b>	<b>30,707</b>	<b>2,852.64</b>	<b>24,492</b>	<b>2,275.39</b>

\*Potential to split the warehouse.

## Specification

The unit is under construction with completion due in May 2024 and benefits from the following specification:

- Steel portal frame construction
- Good quality offices
- 4 Loading doors – ability add more
- Minimum 12m clear working height
- Floor loading of 50KN/m<sup>2</sup>
- 3 phase electrical supply
- Power supply of 150 KVA – further capacity available.
- Yard depth of 25m
- Dedicated car parking with 42 spaces with 2 EV charging points
- Fully fenced yard
- Air source heating and cooling, and hot water system
- Mechanical ventilation with heat recovery
- Natural light to main warehouse
- Passenger lift
- Wide aisle pallet locations: 4,536 Further details upon request.
- VNA pallet racking locations: 6,328 Further details upon request.

## Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

Alternatively, consideration may be given to the sale of the freehold.

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## Rent / price

Quoting £8.50 psf for the leasehold interest and £145.00 psf for the freehold interest.

## Service charge

There will be a service charge recoverable for the maintenance of the wider estate. Details upon request.

## Business rates

We recommend interested parties make their own enquiries to the local authority.

## EPC

An Energy Performance Certificate rating of A.



## VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

## Legal costs

Each party to be responsible for their own legal fees incurred in the transaction.

## Anti-money laundering

A successful bidder will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

## Viewing / further information

Strictly by appointment with the joint agents.



Rob Tilley  
+44 7973 622 837

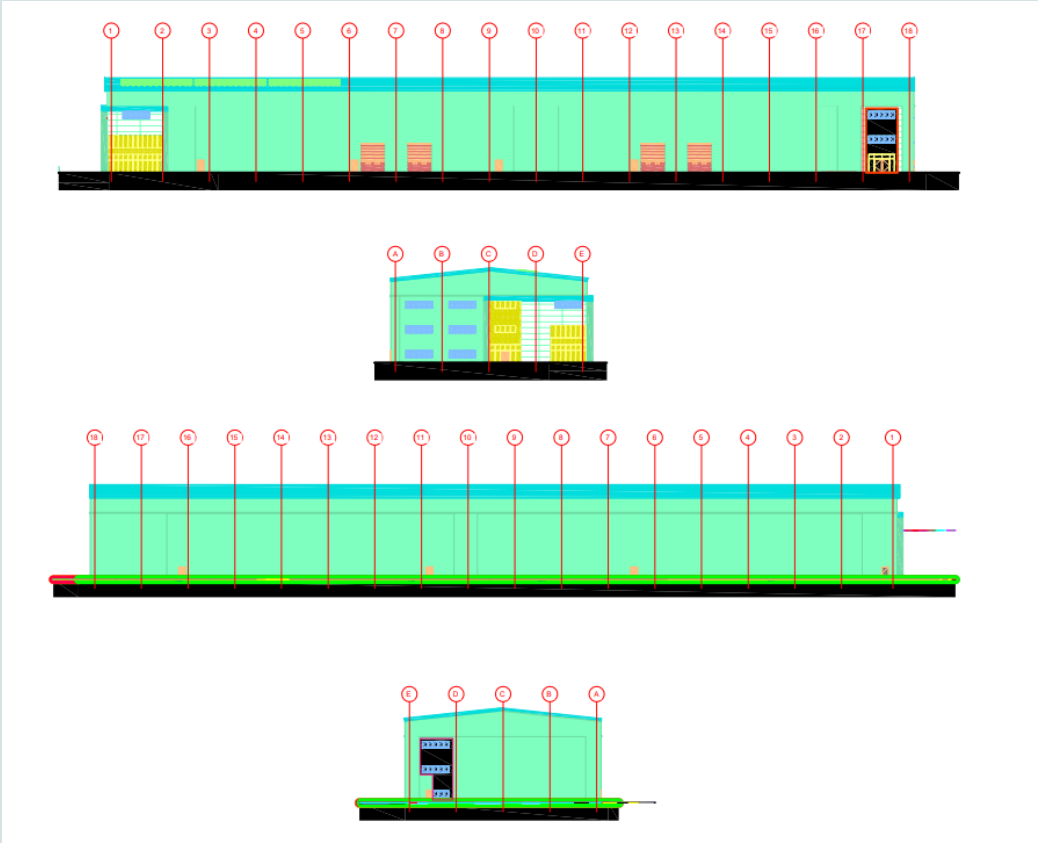
Bradley Norton  
+44 7870 393 145



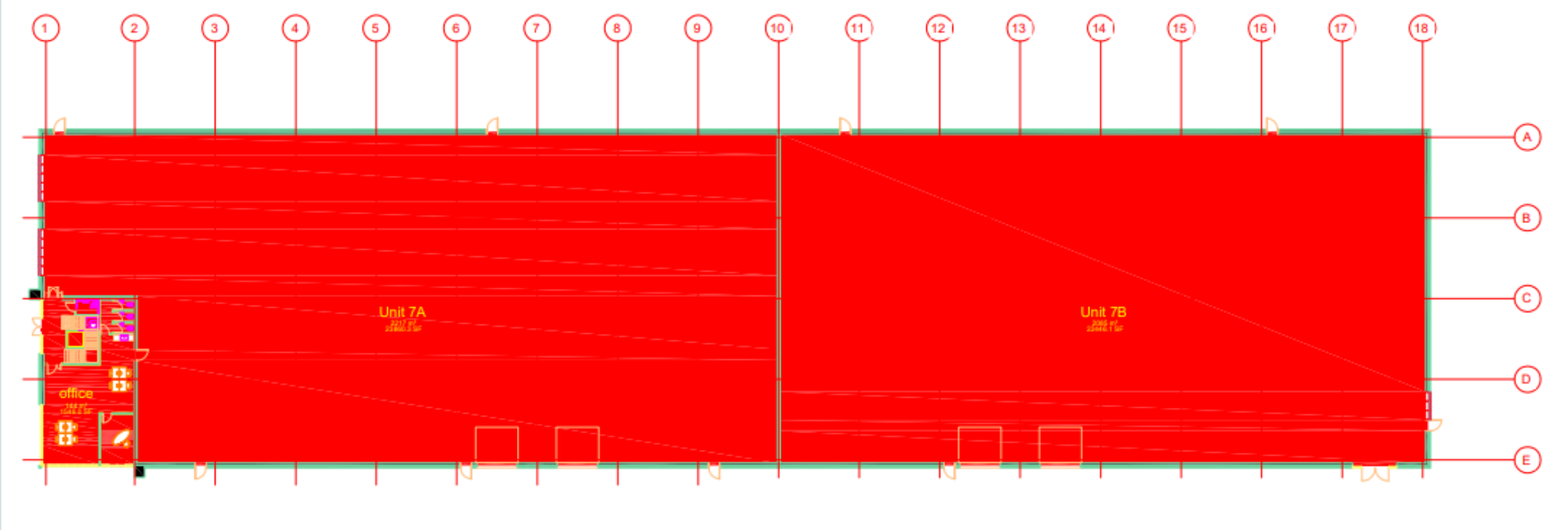
Matt Pochin  
+44 7831 445 009

Sam Tarjomani  
+44 7939 360 269

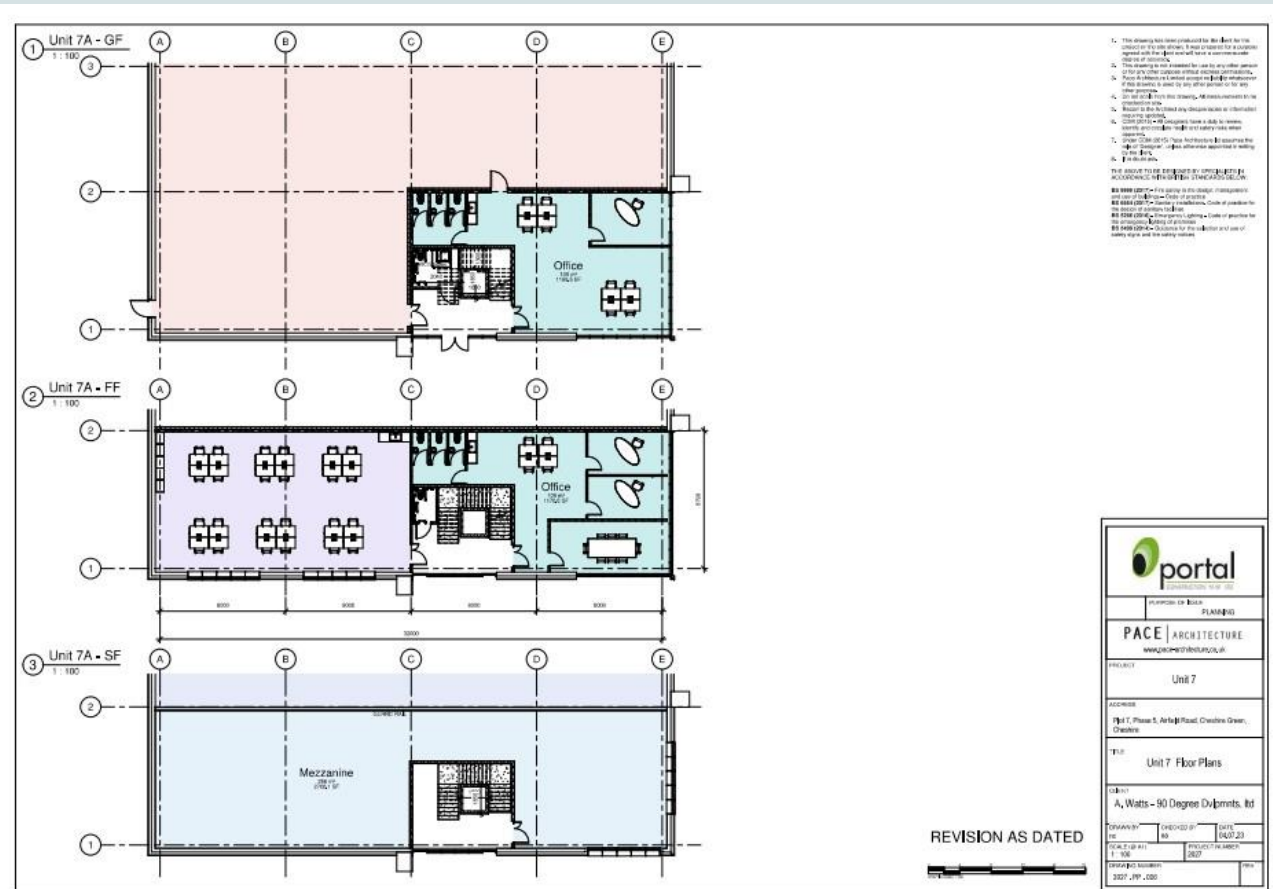
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# Contacts

For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

## ROB TILLEY

+44 161 833 7719

+44 7973 622 837

[rob.tilley@knightfrank.com](mailto:rob.tilley@knightfrank.com)

## BRADLEY NORTON

+44 161 470 0611

+44 7870 393 145

[bradley.norton@knightfrank.com](mailto:bradley.norton@knightfrank.com)

**Subject to contract**

**Date of details: December 2023**

**Date of photographs: December 2023**

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