

**TWO NEW DISTRIBUTION/MANUFACTURING  
UNITS AVAILABLE NOW**

**Unit 11 – 149,000 sq ft**

**Unit 12 – 41,000 sq ft**

**FURTHER OPPORTUNITIES  
AVAILABLE FROM 200,000 SQ FT**

Additional land available for build to suit solutions

▲ SYMMETRY PARK  
**MA6NITUDE  
MIDDLEWICH**



[tritaxsymmetry.com/middlewich](http://tritaxsymmetry.com/middlewich)

▲ TRITAX SYMMETRY  
A TRITAX BIG BOX COMPANY





Designed to  
**Deliver**



## In the middle of **Everything**

Middlewich is currently home to several of the country's major occupiers and distribution companies with B&M Retail Ltd, Wincanton, Optima Logistics and GO Outdoors having significant distribution facilities on the park.

Ma6nitude will imminently see the construction of the Middlewich bypass which will add to the already excellent connectivity of the estate whilst providing opportunities for growth.

Ma6nitude offers a range of options for logistics and manufacturers minutes from J18 of the M6, within easy reach of Manchester, Liverpool and Cheshire and 0.25 miles from Middlewich town centre.



A workforce within easy  
**Reach**



**63.4%**  
63.4% of the population within 45 minutes of the site are of working age



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



**LOW**  
Workforce wages comparatively low (Middlewich)



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



**50%**  
50% of workforce in high-skills jobs (Cheshire East)



**£2.5bn**  
£2.5 billion projected GVA growth from 2010 to 2025 (Cheshire East)



**21.8%**  
21.8% higher GVA per head than UK average (Cheshire East)

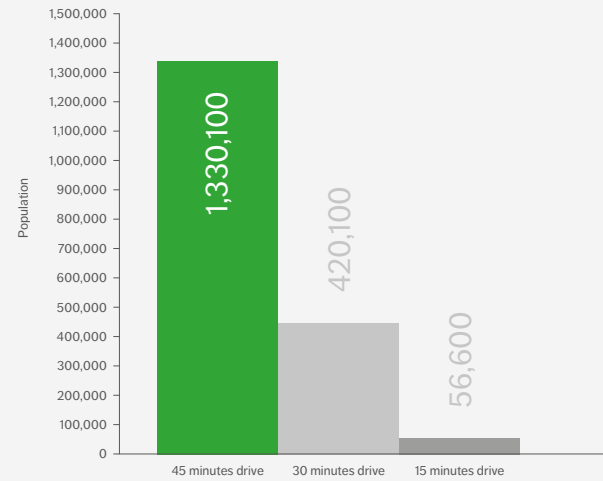


**20k**  
20,000 SMEs operate in Cheshire East region

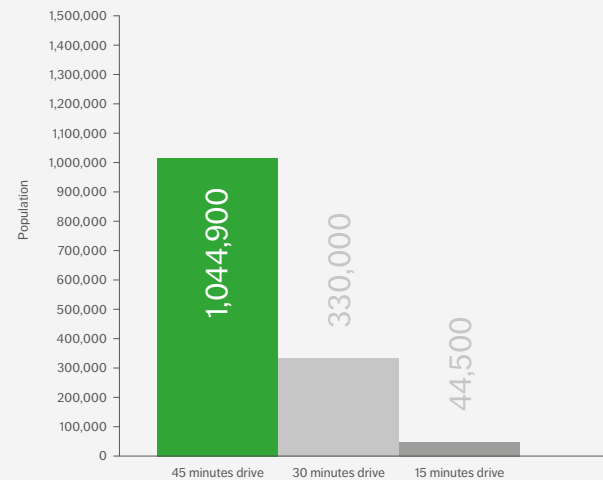


**40k**  
40,000 professionals work in the Cheshire East area

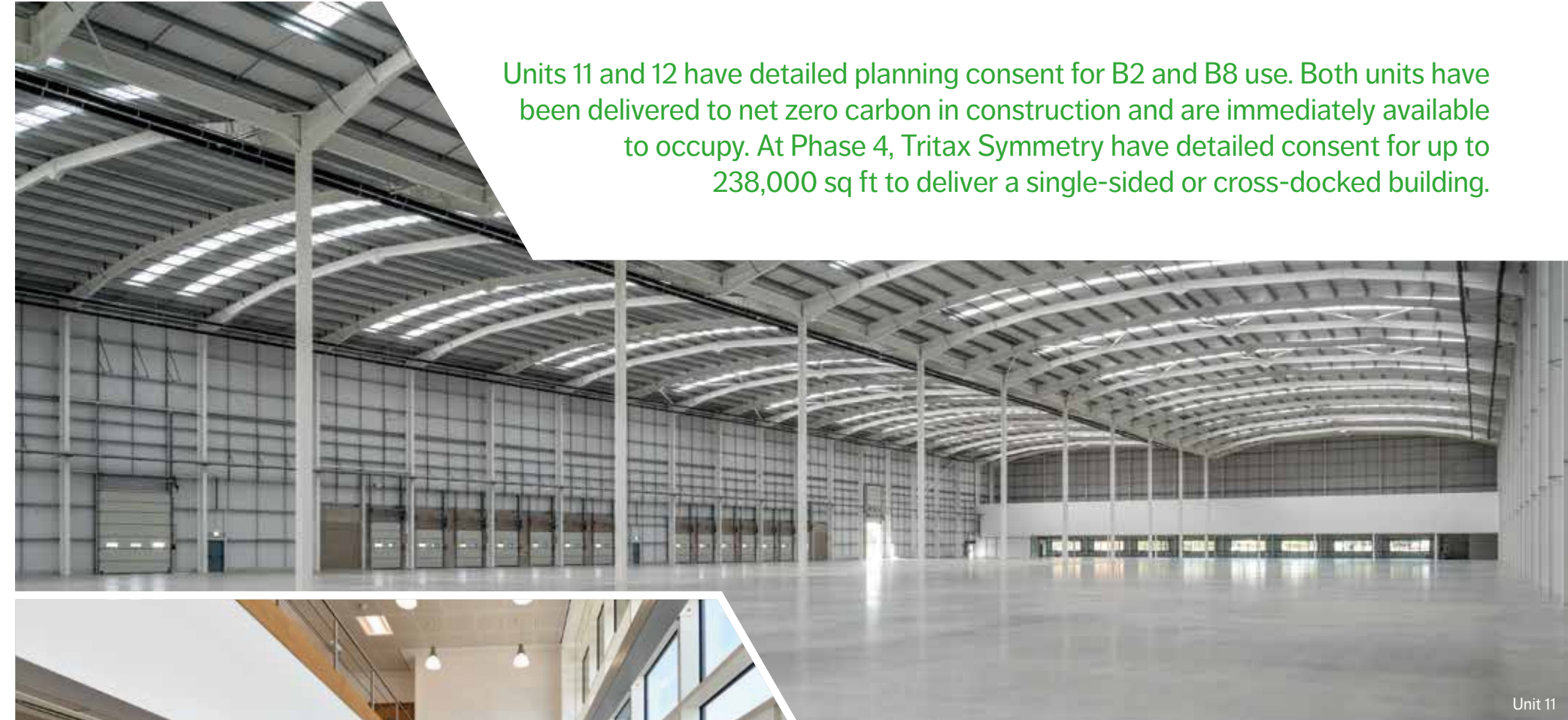
Working Age Population (16-64)



Economically Active Workforce



Source: The Skills and Growth Company



Units 11 and 12 have detailed planning consent for B2 and B8 use. Both units have been delivered to net zero carbon in construction and are immediately available to occupy. At Phase 4, Tritax Symmetry have detailed consent for up to 238,000 sq ft to deliver a single-sided or cross-docked building.



Unit 11



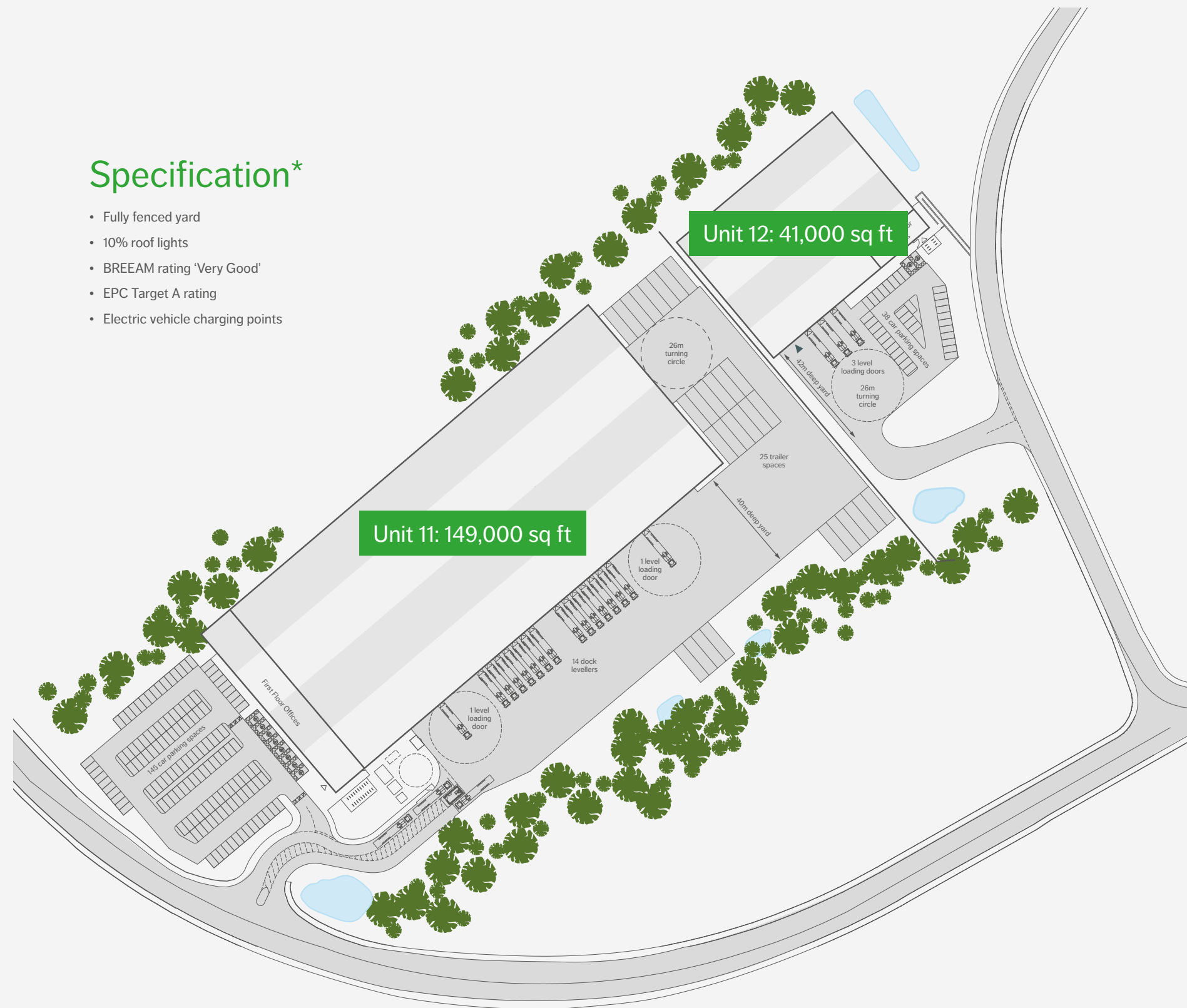
Unit 11



# Move don't come any Smarter

## Specification\*

- Fully fenced yard
- 10% roof lights
- BREEAM rating 'Very Good'
- EPC Target A rating
- Electric vehicle charging points



## Unit 11

Available Now

Warehouse	140,000 sq ft	13,006 sq m
First Floor Offices	9,000 sq ft	836 sq m
<b>Total</b>	<b>149,000 sq ft</b>	<b>13,842 sq m</b>
Site Area	9.02 acres	3.65 hectares
Car Parking Spaces		145
Trailer Parking Spaces		25
Clear Height		15m
Dock Levellers		14
Level Loading Doors		2
Yard Depth		40m
Floor Loading		50 kN/m <sup>2</sup>

## Unit 12

Available Now

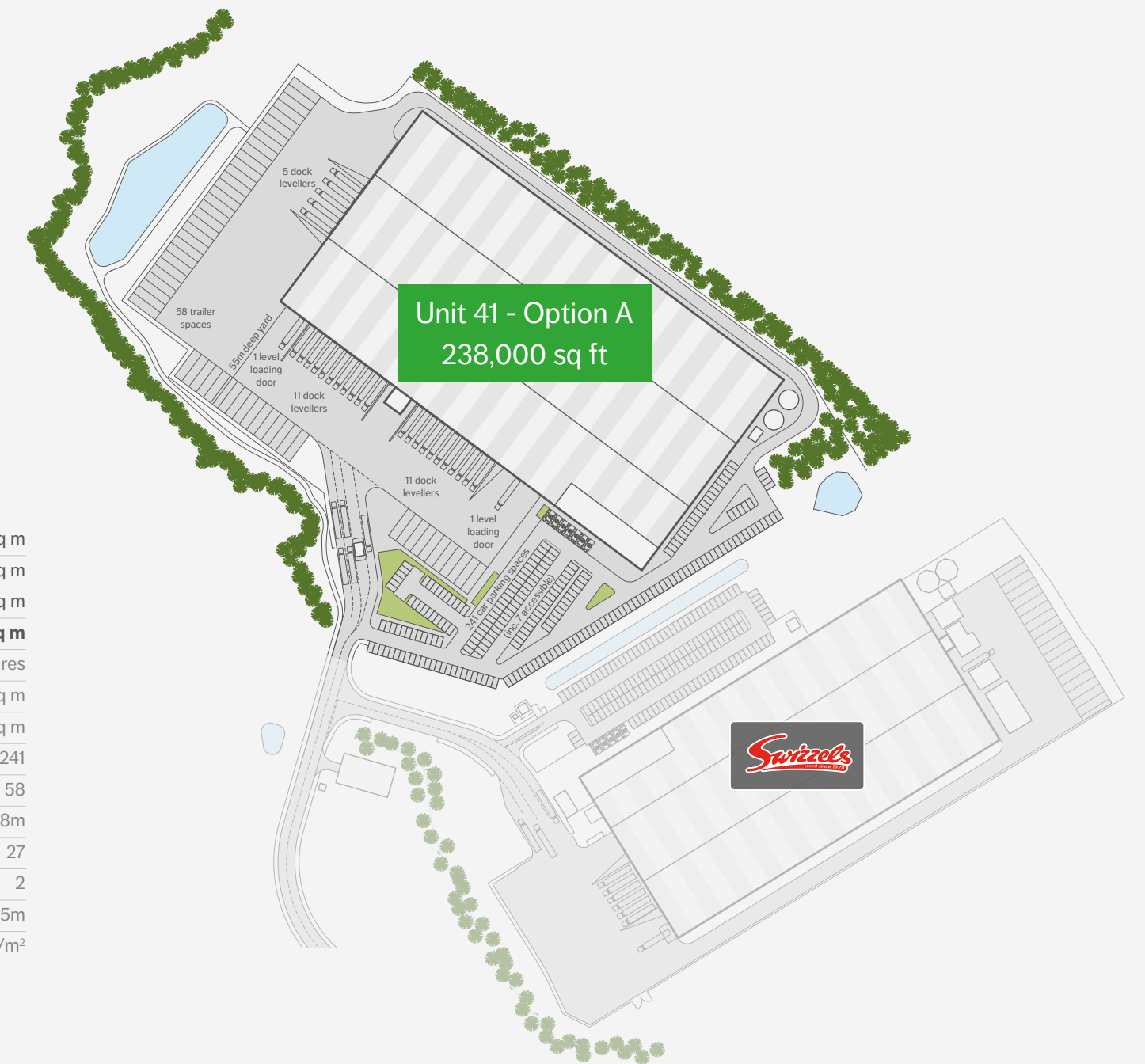
Warehouse	39,000 sq ft	3,623 sq m
Ground Floor Offices	2,000 sq ft	187 sq m
<b>Total</b>	<b>41,000 sq ft</b>	<b>3,810 sq m</b>
Site Area	3.53 acres	1.43 hectares
Car Parking Spaces		38
Clear Height		10m
Level Loading Doors		3
Yard Depth		42m
Floor Loading		50 kN/m <sup>2</sup>

\*Specification applicable for all units.

## Unit 41

### Option A - Single-Sided

Warehouse	226,000 sq ft	20,996 sq m
First Floor Offices	6,000 sq ft	557 sq m
Second Floor Offices	6,000 sq ft	557 sq m
<b>Total</b>	<b>238,000 sq ft</b>	<b>22,111 sq m</b>
Site Area	16.58 acres	6.71 hectares
Hub Office	689 sq ft	64 sq m
Gatehouse	235 sq ft	22 sq m
Car Parking Spaces		241
Trailer Spaces		58
Clear Height		18m
Dock Levellers		27
Level Loading Doors		2
Yard Depth		55m
Floor Loading		50 kN/m <sup>2</sup>



## Unit 41

### Option B - Cross-Docked

Warehouse	191,000 sq ft	17,744 sq m
First Floor Offices	9,000 sq ft	836 sq m
<b>Total</b>	<b>200,000 sq ft</b>	<b>18,581 sq m</b>
Site Area	16.58 acres	6.71 hectares
Hub Office	1,378 sq ft	128 sq m
Gatehouse	235 sq ft	22 sq m
Car Parking Spaces		205
Trailer Spaces		74
Clear Height		18m
Dock Levellers		25
Level Loading Doors		4
Yard Depth		55m
Floor Loading		50 kN/m <sup>2</sup>





▲ SYMMETRY PARK

# MA6NITUDE MIDDLEWICH

Drive times	Distance	Time
J18 M6	2 miles	5 mins
Crewe	9 miles	18 mins
Cheshire	11 miles	19 mins
Warrington	20 miles	26 mins
Stoke-on-Trent	21 miles	27 mins
Manchester	28 miles	40 mins
Merseyside	38 miles	47 mins
Liverpool	40 miles	50 mins
Manchester Airport	20 miles	25 mins
Liverpool Airport	34 miles	41 mins
Birmingham Airport	73 miles	1 hr 14 mins
Port of Liverpool	42 miles	56 mins
Manchester Freightliner Terminal	30 miles	40 mins
East Midlands Gateway Rail Freight Terminal	63 miles	1 hr 16 mins
Daventry Freight Terminal	98 miles	1 hr 42 mins

## Tritax Symmetry

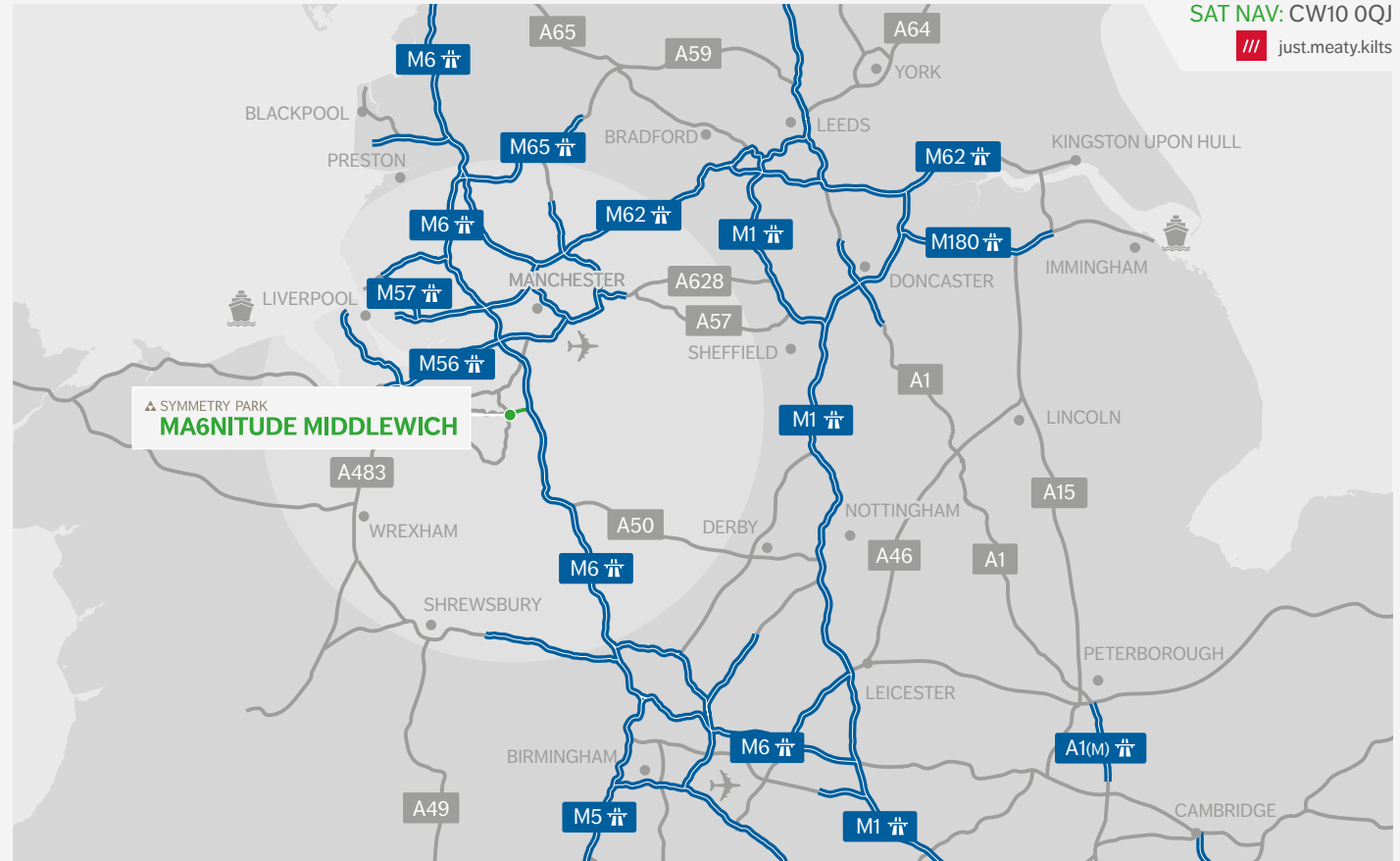
Our experienced development team has been involved in some of the most dynamic and successful speculative and client led development schemes throughout the United Kingdom. With an existing portfolio of both 'ready to go' consented land and a significant strategic land portfolio, we have the expertise, the sites and the in-house funding to deliver high quality buildings for our customers.

## Terms


Units are available on a leasehold basis for terms to be agreed. Please contact the joint agents for further details.

   @tritaxsymmetry

[tritaxsymmetry.com/middlewich](https://tritaxsymmetry.com/middlewich)



SAT NAV: CW10 0QJ

 just.meaty.kilts

## Further information

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