



Unit 1 & 2

Prosperity Court, Midpoint 18, Middlewich, CW10 0GD

**Modern industrial unit with
offices and parking, close to
Jnc. 18 of the M6 Motorway**

2,670 to 6,795 sq ft
(248.05 to 631.28 sq m)

- Modern Industrial Unit
- 2 Miles from Jnc 18 of M6
- Well Established industrial Estate
- Dedicated Parking

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Summary

Available Size	2,670 to 6,795 sq ft
Passing Rent	£41,187.25 per annum
Rates Payable	£2.22 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

Unit 1&2 Prosperity Court is a corner terrace unit and forms part of a modern high specification light industrial scheme which was constructed in early 2000. The unit is of steel portal frame construction with insulated profile steel cladding and insulated profile steel roof incorporating roof lights. The property has had additional high quality offices created at first floor level. There is parking for numerous vehicles and a loading area with each unit, serviced by service level roller shutter doors.

Location

Prosperity Court is located on the Midpoint 18 Estate in Middlewich, a prominent industrial estate approximately 2 miles from Junction 18 of the M6 motorway. Middlewich is an historic town in the centre of Cheshire which is crossed by the Trent and Mersey Canal and provides a range of local amenities. The town is a prominent industrial and logistics location, given its proximity to the M6.

Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 1	2,986	277.41	Available
1st - Unit 1	1,139	105.82	Available
Ground - Unit 2	1,991	184.97	Available
1st - Unit 2	679	63.08	Available
Total	6,795	631.28	

Specification

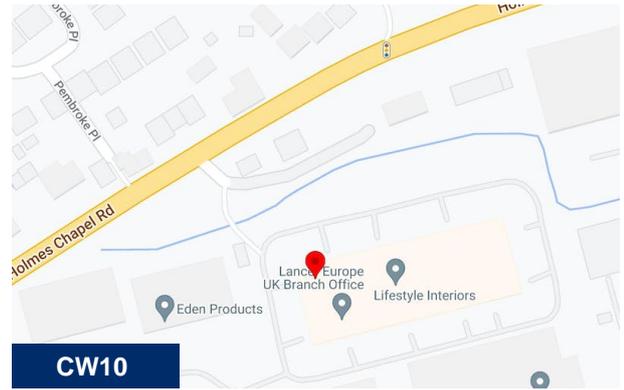
- New Build - Existing Steel Portal Frame
- Insulated Metal profile cladding and roof with incorporated roof lights
- Eaves Height (m): 4.9 to underside of haunch
- Loading Doors (Surface level): 2
- Electricity: Three Phase
- Male and female WCs and Accessible WC
- Mezzanine Offices
- Closest Major Junction: J18, M6, 5 mins drive time
- Closest Airport : Manchester Airport 25 mins drive time

Viewings

Strictly by appointment with sole agents Hallams Property Consultants

Terms

The unit is available by way of an assignment of the existing lease, expiring 2nd December 2025.



Viewing & Further Information



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