



**MAGNITUDE**  
JUNCTION 18:M6

## YOU'VE GOT IT MADE IN MIDDLEWICH



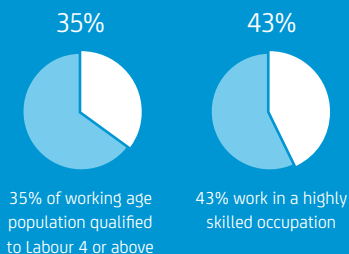
On site amenities including Travelodge, Starbucks, Subway, Shell PFS and The Salt Cellar Public House are located at the entrance to the site. Middlewich Town Centre is in close proximity and provides a series of restaurants and supermarkets.

The towns of Northwich and Crewe are easily accessible providing additional facilities and transport connections.

## MADE FOR HARD WORKERS



Middlewich lies in a sub-region within the local authority wards of Cheshire East and Cheshire West. The combined area provides a total population of 709,300 with an available workforce of over 350,000.



Cheshire produced one of the country's best performing economies in England and strongest in North England.

## MADE FOR BEST IN CLASS



A host of local occupiers including B&M Retail Limited, Wincanton and Kuehne + Nagel located in major distribution units, alongside other occupiers, such as Scottish Power, Optima Logistics, British Salt and Glaxo Smith Kline.

## HAND MADE QUALITY



MA6NITUDE will be developed to a Grade A specification using sustainable construction methods to a BREEAM 'Very Good' standard. Pochin and db symmetry offer a combined experience stretching back over 80 years and have been involved in many of the region's key development sites.

For more information, visit [www.pochins.com](http://www.pochins.com) and [www.dbsymmetry.co.uk](http://www.dbsymmetry.co.uk)



KUEHNE+NAGEL



# MADE FOR...

## CHOICE

Over 10 Build to Suit  
Industrial / Distribution  
facilities in excess of  
1,750,000 sq ft

## FLEXIBILITY

Build to Suit  
Industrial / Manufacturing  
opportunities ranging from  
90,000 sq ft to 600,000 sq ft

## ACCESS

Situated 2 miles from  
M6 Junction 18

## SUPPORT

Over 2 million people of  
working age within 30 minute's  
drive of Middlesbrough



## QUALITY

Built to Grade A specification using the  
latest sustainable construction methods  
with BREEAM 'Very Good' as standard

## MAJOR PLAYERS

A host of local occupiers including  
B&M Retail Limited, Wincanton and  
Kuehne + Nagel

## LOGISTICS

Easy access to Liverpool 2 Deepwater  
Container Terminal and Manchester  
International Airport

## CONVENIENCE

On site amenities including Travelodge,  
Starbucks, Subway, Shell PFS  
and The Salt Cellar Public House



**MA6NITUDE**  
JUNCTION 18:M6

# MADE FOR DISTRIBUTION MADE FOR MANUFACTURING

MA6NITUDE brings together everything you need for industrial and distribution. Situated in an established location on the edge of Middlesbrough, with over 2m sq ft already delivered. MA6NITUDE has units available from 90,000 - 600,000 sq ft on a design and build basis, and over 1.7m sq ft consented and ready to go. Put simply, MA6NITUDE is made for you.

**MADE FOR CONVENIENCE. MADE TO MEASURE.**  
**YOU'VE GOT IT MADE AT MA6NITUDE.**





# MADE FOR ALL SHAPES & SIZES

A CHOICE OF 10 BUILD TO SUIT  
INDUSTRIAL / DISTRIBUTION FACILITIES  
TOTTALLING 1,750,000 SQ FT TO SUIT  
A RANGE OF BUSINESSES

## PHASE 2

PLOT 2C: 175,000 SQ FT

PLOT 1C: 160,400 SQ FT

PLOT 2B: 181,000 SQ FT

PLOT 2A: 117,000 SQ FT

A54 Holmes Chapel Road

Salt Cellar Pub

Travelodge

Starbucks

Shell Garage

B5309 Centurion Way

M6 JCT 18  
2 MILES

## PHASE 1

PLOT 3D: 145,000 SQ FT

PLOT 1B: 92,000 SQ FT

## PHASE 3

PLOT 3C: 200,000 SQ FT

PLOT 3A: 375,000 SQ FT

PLOT 3B: 125,000 SQ FT

PLOT 1A: 206,000 SQ FT

M6 JCT 17  
25 MILES

MIDDLEWICH





## THE SITE

MA6NITUDE is already home to some of the country's major distribution companies, with B&M Retail Limited, Wincanton and Kuehne + Nagel already having a presence on the site.

The site contains a number of development plots which can accommodate a range of buildings from 90,000 to 600,000 sq ft of manufacturing and logistics space. The site is strategically located within 2 miles of Junction 18 of the M6 Motorway and is considered the principal manufacturing and distribution location in the area.

## THE OPPORTUNITIES

### PHASE 1

Phase 1 is located in the heart of MA6NITUDE providing access to Pochin Way and is split into three sub plots as below:

Plot 1A	206,000 sq ft	(19,138 sq m)
Plot 1B	92,000 sq ft	(8,547 sq m)
Plot 1C	160,400 sq ft	(14,902 sq m)

### PHASE 2

Phase 2 situated at the front of the estate and providing profile to the A54 Holmes Chapel Road. Phase 2 is split into 3 sub plots as below:

Plot 2A	117,000 sq ft	(10,870 sq m)
Plot 2B	181,000 sq ft	(16,815 sq m)
Plot 2C	175,000 sq ft	(16,258 sq m)

### PHASE 3

Phase 3 is the largest plot available at MA6NITUDE. Phase 3 will be accessed from the new Middlewich bypass. Phase 3 is split into 4 sub plots as below:

Plot 3A	375,000 sq ft	(34,838 sq m)
Plot 3B	125,000 sq ft	(11,613 sq m)
Plot 3C	200,000 sq ft	(18,580 sq m)
Plot 3D	145,000 sq ft	(13,471 sq m)

Phase 3 can also provide a plot suitable for the construction of a cross docked facility up to 600,000 sq ft (55,742 sq m) in size. The site has planning consent in place and the design team available to provide indicative proposals to suit occupiers' requirements.



# MADE TO MEASURE

BUILD TO SUIT INDUSTRIAL / DISTRIBUTION OPPORTUNITIES RANGING FROM 90,000 SQ FT TO 600,000 SQ FT

A design team is in place to respond to occupiers' specific requirements.

## INDICATIVE SPECIFICATION

### WAREHOUSE

- High bay warehouses
- Sustainable construction methods
- Minimum 50kN/m<sup>2</sup> floor loading for building of 10m or higher
- HGV parking
- 15m eaves height
- Minimum 35m yard depth

### OFFICES

- 2 storey Grade A accommodation
- Raised access floors
- Suspended ceiling
- BREEAM 'Very Good'

PLOT 2A  
117,000 SQ FT  
(10,870 SQ M)

2A

PLOT 1C  
160,400 SQ FT  
(14,902 SQ M)

1C

PLOT 1A  
206,000 SQ FT  
(19,138 SQ M)

1A

PHASE 1

PLOT 2B  
181,000 SQ FT  
(16,815 SQ M)

2B

PHASE 2

2C

PLOT 2C  
175,000 SQ FT  
(16,258 SQ M)

PLOT 1B  
92,000 SQ FT  
(8,547 SQ M)

1B

PHASE 3

PLOT 3B  
125,000 SQ FT  
(11,613 SQ M)

3B

PLOT 3D  
145,000 SQ FT  
(13,471 SQ M)

3D

PLOT 3A  
375,000 SQ FT  
(34,838 SQ M)

3A

3C

PLOT 3C  
200,000 SQ FT  
(18,580 SQ M)

PHASE 3  
CROSS DOCK FACILITY  
600,000 SQ FT  
(55,742 SQ M)

Phase 3 can also provide a plot suitable for the construction of a cross docked facility up to 600,000 sq ft (55,742 sq m) in size. The site has planning consent in place and the design team available to provide indicative proposals to suit occupiers' requirements.



# MADE FOR CONNECTIVITY

MA6NITUDE IS IDEALLY SITUATED IN MIDDLEWICH, ONLY 2 MILES FROM THE M6 JUNCTION 18, WITH CHESHIRE, MERSEYSIDE, GREATER MANCHESTER AND THE POTTERIES, ALL WITHIN A ONE HOUR DRIVE TIME.

Middlewich is approximately 27 miles (43 km) south-west of Manchester, 39 miles (63 km) south-east of Liverpool Docks, 63 miles (101 km) north of Birmingham and 13 miles (21 km) north of Crewe, making it an ideal location to service the north-west and beyond.

## ROAD

Road	Miles	Drive Time
M6 Jct 18	2	4 mins
Manchester	29	45 mins
Liverpool	39	34 mins
Birmingham	64	1 hr 13 mins
London	178	3 hrs 30 mins

## SEAPORTS

Seaports	Miles	Drive Time
Liverpool	42	1 hr 3 mins
Immingham	144	2 hrs 34 mins

## AIR

Air	Miles	Drive Time
Manchester	21	32 mins
Liverpool	30	47 mins
Birmingham	74	1 hr 14 mins
Heathrow	174	2 hrs 40 mins

## RAILPORTS

Railports	Miles	Drive Time
Holmes Chapel	5	12 mins
Crewe	12	19 mins



## CONTACT



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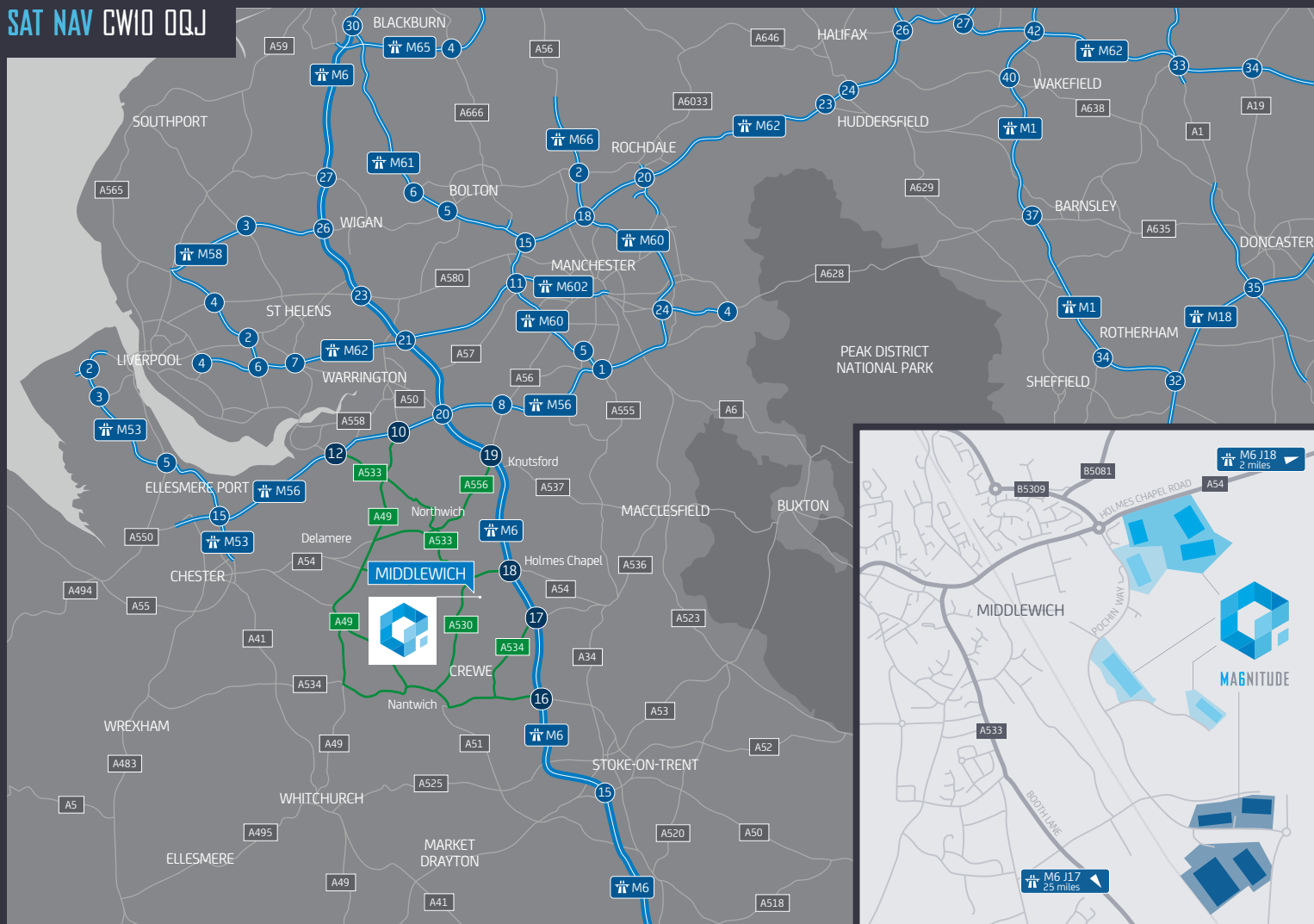


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