

# Unit 3 Link Park Way, Cheshire Green Industrial Estate

Wardle, CW5 6RX



**SPITFIRE**  
PROPERTY AGENCY



**TO LET / FOR SALE**

**13,183 to 26,365 sq ft** (1,224.74 to 2,449.39 sq m)





## Summary

- Under Construction- Available October 2025
- 10 Metre Eaves
- Open Plan Office and Welfare Facilities
- 110KVA Three Phase Power
- 2 x Electronically Operated Loading Doors
- Self Contained Yard with Dedicated Parking
- 2 x Concrete Deck Mezzanines
- Potential to Subdivide to Offer 2 x 12,000 sq ft Units

## Description

The building is of steel portal frame construction with insulated steel sheet cladding to all the elevations and the roof which incorporates translucent panels. The ground floor comprises an extensive warehouse, a reception area, high-specification office fitout, and well-appointed welfare facilities.

The first floor comprises two concrete slab mezzanines which are located at either gable end and are accessed via an external steel staircase.

The unit has been designed for flexibility, allowing it to be divided into two separate 12,000 sq ft units.

Externally the property benefits from a self contained yard with perimeter fencing and dedicated parking.

## Location

The unit is situated at Cheshire Green Industrial Estate, Wardle which is an established employment park located of the A51 and in close proximity to Crewe and the M6 motorway.

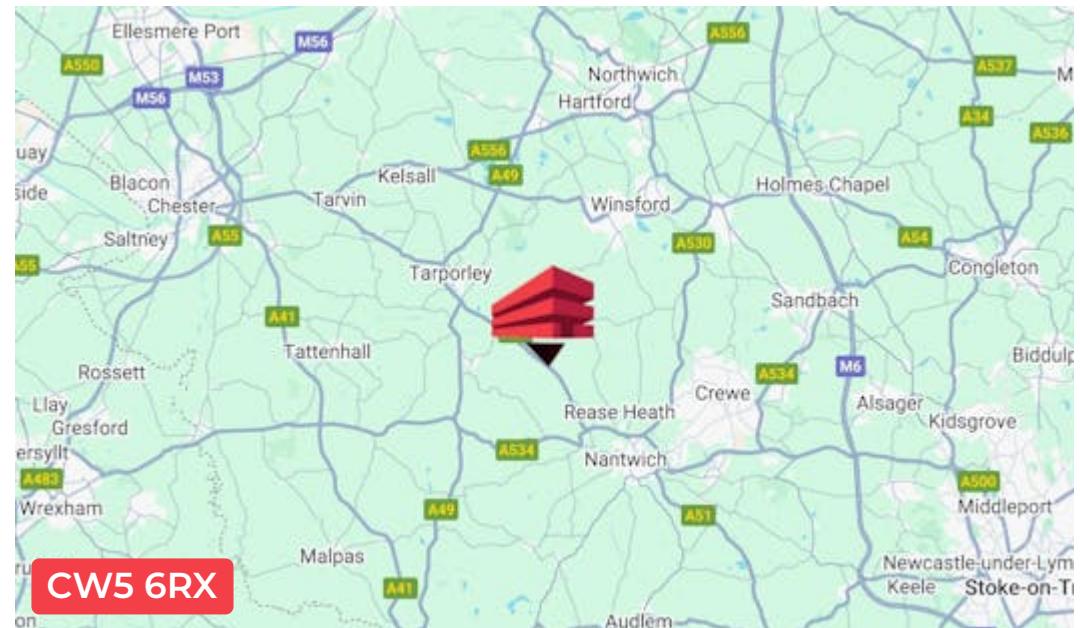
Travel distances are as follows:-

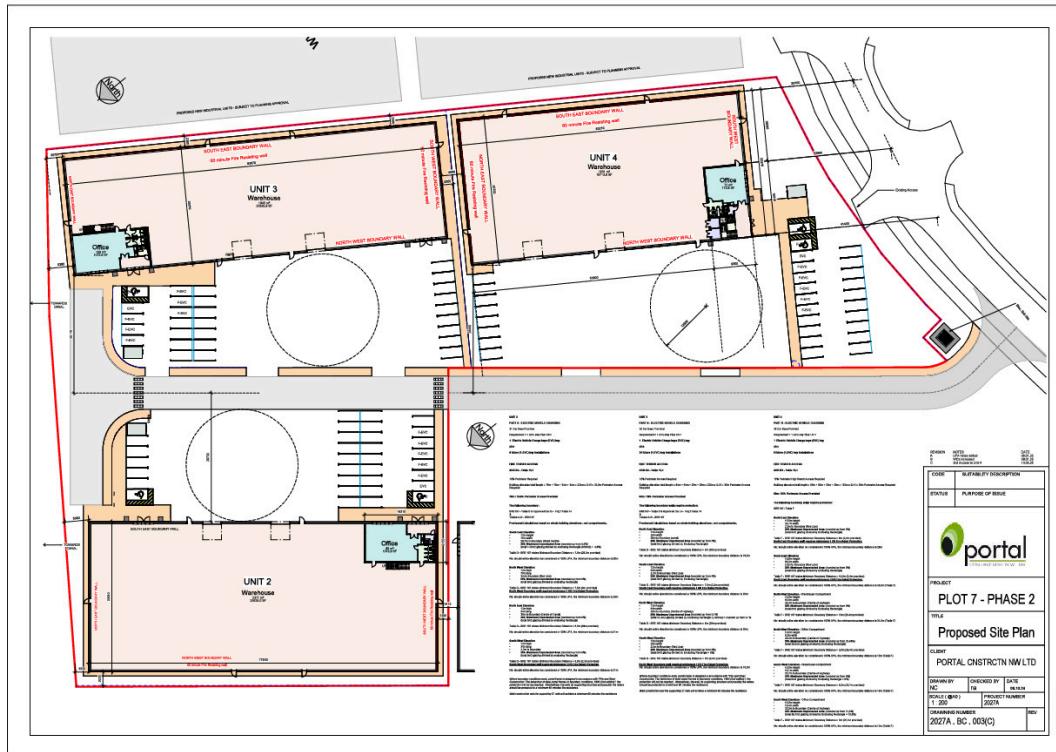
Nantwich - 5 Miles

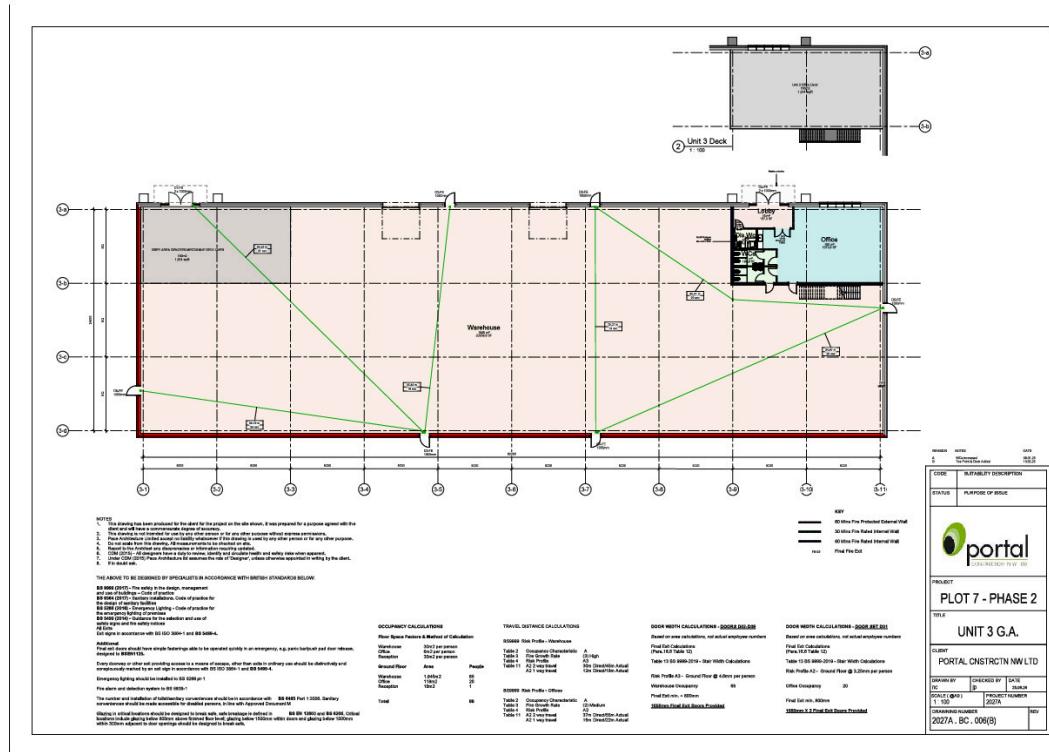
Crewe - 8 Miles

Junction 16 of the M6 - 13 Miles

Chester - 15 Miles









## Accommodation

The areas provided are subject to a final measure upon practical completion. The accommodation has been measured in accordance with the RICS code of measuring practise and comprises a Gross Internal Area of:-

Name	sq ft	sq m
Ground - Warehouse	19,817	1,841.06
Ground - Office	1,636	151.99
Ground - Undercroft	1,636	151.99
1st - Mezzanine	1,636	151.99
Mezzanine	1,636	151.99
<b>Total</b>	<b>26,361</b>	<b>2,449.02</b>

## Terms

The unit is available to purchase long lease-hold or by way of a new full repairing and insuring lease.

## Rent/ Price

A quoting rent of £8.50 per sq ft  
 A quoting price of £140 per sq ft

## Service Charge

There is a service charge is payable to contribute to the wider industrial estate, further details will be provided by the agent.

## Legal Costs

Each party are to be responsible for their own legal and professional costs

## Plans and Photographs

All plans and photographs are for reference rather than fact and were correct at the time of preparation.

## Rent

£8.50 per sq ft

## EPC

A

## Availability

Available July 2025

## VAT

Applicable

## Legal Costs

Each party to bear their own costs

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## Spitfire Property Agency



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