

# Unit 4 Link Park Way, Cheshire Green Industrial Estate

Wardle, CW5 6RX



**SPITFIRE**  
PROPERTY AGENCY



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**TO LET / FOR SALE**

**23,285 sq ft** (2,163.25 sq m)









## Summary

- Under Construction- Available October 2025
- 11 Metre Eaves
- Open Plan Office to the Ground and First Floor
- 130 KVA Three Phase Power
- 2x Electronically Operated Loading Doors
- Self Contained Yard with Dedicated Parking

## 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 benefits from an open plan office with LED lighting and additional welfare facilities.

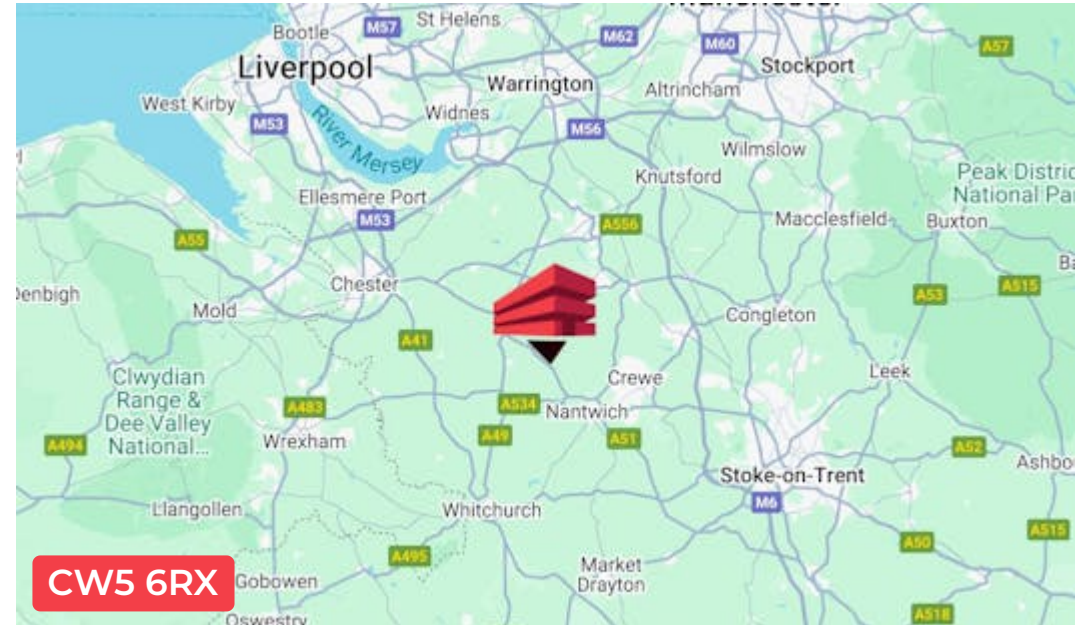
Externally the property comprises a self contained yard with perimeter fencing and a separate parking area with its own access.

## Location

The unit is situated at Cheshire Green Industrial Estate, Wardle which is an established employment park located off 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	20,245	1,880.82
Ground - Office	1,520	141.21
1st - Office	1,520	141.21
<b>Total</b>	<b>23,285</b>	<b>2,163.24</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 can 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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## Legat Owen

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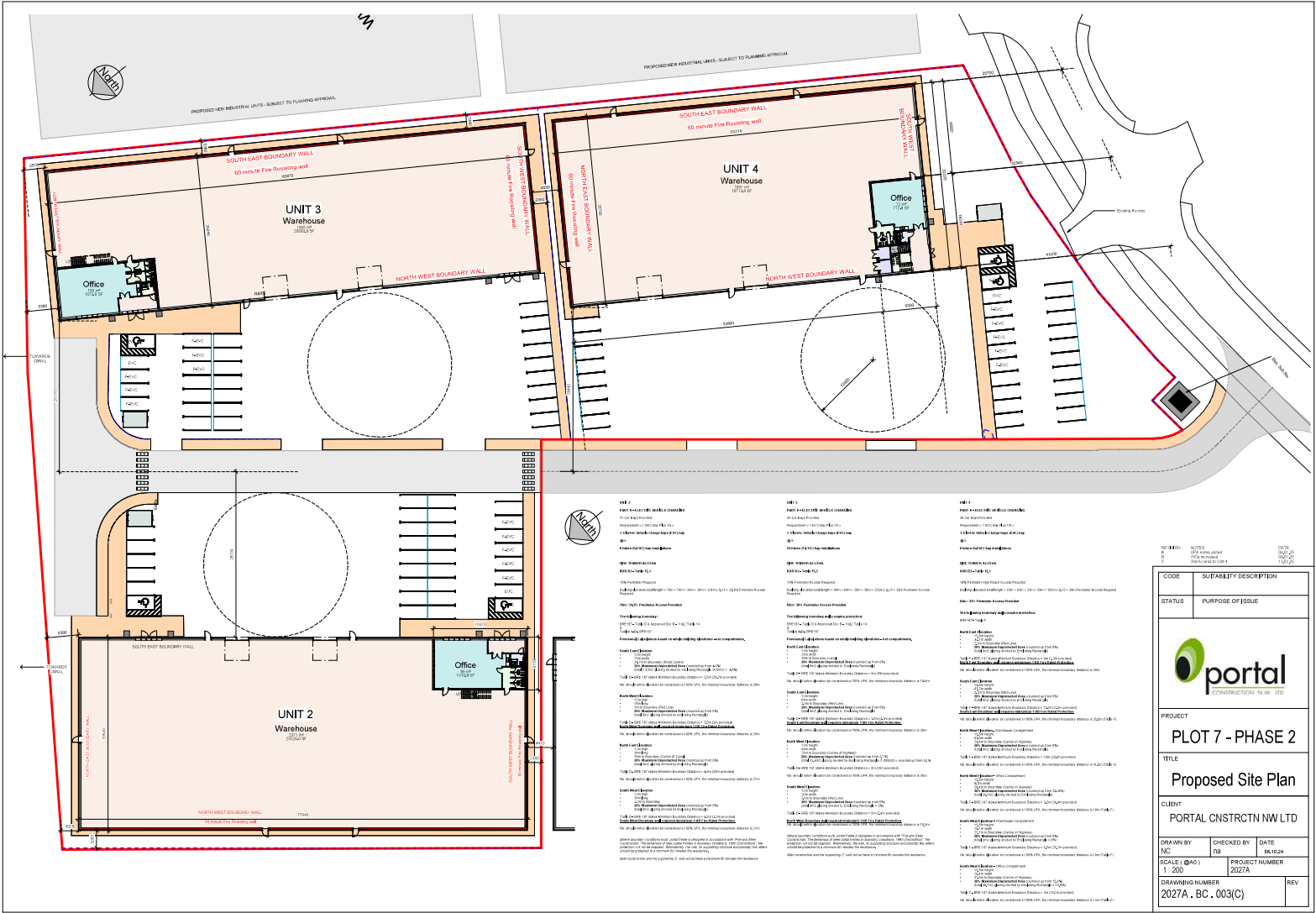
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CODE	SUBFACILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE
	
PROJECT	PLOT 7 - PHASE 2
TITLE	Proposed Site Plan
CLIENT	PORTAL CNSTRCTN NW LTD
DRAWN BY	CHECKED BY
NC	FB
DATE	06.10.24
SCALE (A3)	PROJECT NUMBER
1 : 200	2027A
DRAWING NUMBER	REV
2027A . BC . 003(C)	





**DOOR WIDTH CALCULATIONS - DOOR SET 001**  
Based on area calculations, not actual employee numbers  
Final Exit Calculations  
(Para 10.2 Table 12)  
Table 13 BS 9999:2019 - Stair Width Calculations  
Risk Profile A2 - Ground Floor @ 3.25mm per person  
GF  
FF  
Total  
Final Exit min. 800mm  
**Minimum 4.2 Final Exit Doors Provided**

**NOTES**  
1. This drawing has been produced for the client for the project on the site shown. It was prepared for a purpose agreed with the client and will have a commensurate degree of accuracy.  
2. This drawing is not intended for use by any other person or for any other purpose without express permission.  
3. Pace Architecture Limited accept no liability whatsoever if this drawing is used by any other person or for any other purpose.  
4. Do not scale from this drawing. All measurements to be checked on site.  
5. Report to the Architect any discrepancies or information requiring updating.  
6. CDM (2015) - All designers have a duty to review, identify and eliminate health and safety risks when apparent.  
7. Under CDM (2015) Pace Architecture Ltd assumes the role of 'Designer', unless otherwise appointed in writing by the client.  
8. Fire should seek.  
  
THE ABOVE TO BE DESIGNED BY SPECIALISTS IN ACCORDANCE WITH BRITISH STANDARDS BELOW  
BS 9999 (2019) - Fire safety in the design, management and use of buildings - Code of practice  
BS 9946 (2017) - Sanitary installations. Code of practice for the design of sanitary facilities  
BS 5446 (2016) - Emergency Lighting. Code of practice for the emergency lighting of premises  
BS 5446 (2016) - Guidance for the selection and use of safety signs and fire safety notices  
All signs in accordance with BS ISO 3864-1 and BS 5499-4.  
**Additional**  
Final exit doors should have simple fastenings able to be operated quickly in an emergency, e.g. panic bar/push pad door release, designed to BS EN 1125.  
Every doorway or other exit providing access to a means of escape, other than exits in ordinary use should be distinctively and conspicuously marked by an exit sign in accordance with BS ISO 3864-1 and BS 5499-4.  
Emergency lighting should be installed to BS 5266 pt 1  
Fire alarm and detection system to BS 5830-1  
The number and installation of toilet/sanitary conveniences should be in accordance with BS 6465 Part 1:2006, Sanitary conveniences should be made accessible for disabled persons, in line with Approved Document M  
Clearing in critical locations should be designed to break safe, safe technology is defined in BS EN 12063 and BS 8206. Critical locations include clearing below 800mm above finished floor level, clearing below 1500mm within doors and glazing below 1500mm within 300mm adjacent to door openings should be designed to break safe.

**OCCUPANCY CALCULATIONS**

**Floor Space Factors & Method of Calculation**

Warehouse	30m <sup>2</sup> per person	
Office	60m <sup>2</sup> per person	
Reception	30m <sup>2</sup> per person	
<b>Ground Floor</b>	<b>Area</b>	<b>People</b>
Warehouse	1,631m <sup>2</sup>	61
GF Office	83m <sup>2</sup>	14
FF Office Reception	65m <sup>2</sup>	18
	236m <sup>2</sup>	1
<b>Total</b>		<b>92</b>

**TRAVEL DISTANCE CALCULATIONS**

**BS9999 Risk Profile - Warehouse**

Table 2	Occupancy Characteristic	A
Table 3	Fire Growth Rate	(3) High
Table 4	Risk Profile	A3
Table 11	A2 2 way travel	30m Direct/50m Actual
	A2 1 way travel	15m Direct/25m Actual

**BS9999 Risk Profile - Offices**

Table 2	Occupancy Characteristic	A
Table 3	Fire Growth Rate	(2) Medium
Table 4	Risk Profile	A2
Table 11	A2 2 way travel	27m Direct/55m Actual
	A2 1 way travel	19m Direct/22m Actual

**DOOR WIDTH CALCULATIONS - DOOR SET 002/003**  
Based on area calculations, not actual employee numbers  
Final Exit Calculations  
(Para 10.2 Table 12)  
Table 13 BS 9999:2019 - Stair Width Calculations  
Risk Profile A3 - Ground Floor @ 4.8mm per person  
Warehouse Occupancy  
Final Exit min. > 800mm  
**Minimum 4.2 Final Exit Doors Provided**

REVISED	NOTES	DATE
A	WCS/REVISION	08/01/20
B	Top Panel & Door Frame	11/02/20

CODE	SUBFACILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

portal  
CONSTRUCTION, PLM, W, ICB

PROJECT	PLOT 7 - PHASE 2		
TITLE	UNIT 4 G.A.		
CLIENT	PORTAL CNSTRCTN NW LTD		
DRAWN BY	CHECKED BY	DATE	
IC	JD	25.09.24	
SCALE ( @A0 )	PROJECT NUMBER		
1 : 100	2027A		
DRAWING NUMBER	REV		
2027A . BC . 008(B)			

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