

lot 54

**Universal House, Erf Way (off Pochin Way)
Middlewich, Cheshire CW10 0JQ**

Vacant Possession

Substantial Modern Office Opportunity with Vacant Possession

- Situated on established Office and Business Park location
- Nearby occupiers include NHS, Tesco, Velcro, Cheshire East Council and Wincanton
- Approximately 1,618.20 sq m (17,417 sq ft) with versatile floor plates and extensive car parking
- Six Week Completion



On Behalf of Peter Welborn and Elaine Tooke acting as Joint LPA Receivers



Reception



Location

Miles: 16 miles south-west of Wilmslow
22 miles east of Chester
27 miles south of Manchester
Roads: A530, A533, A54, M6 (Junction 18)
Rail: Winsford Railway Station
Air: Manchester Airport, Liverpool John Lennon Airport

Situation

The property is situated in a prominent position to the south of Erf Way at its junction with Pochin Way. The property is located in the established and well located Midpoint 18 Business and Industrial Park. Nearby occupiers include NHS, Tesco, Cheshire East Council and Wincanton.

Description

The property comprises a substantial modern office building with accommodation on the ground, first and second floors. The offices benefit from versatile floor plates configured as two wings with a central service core. The offices benefit from a passenger lift, comfort cooling, fully accessed raised floors and suspended ceilings. The property benefits from extensive car parking for approximately 396 car spaces rendering a car parking ratio of 1:44 sq ft.

The property includes land upon which there is a substantial industrial building. This land has been underlet for a term of 999 years. The site area excluding this land is approximately 2.86 hectares (7.06 acres)

Tenure

Virtual Freehold. Held for a term of 999 years from 29th November 1999 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Office	562.30 sq m	(6,052 sq ft)	VACANT POSSESSION
First	Office	493.60 sq m	(5,313 sq ft)	
Second	Office	562.30 sq m	(6,052 sq ft)	
Total		1,618.20 sq m	(17,417 sq ft)	

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