

# Industrial Premises

## Daneside Business Park, Congleton

Unit 15 Daneside Business Park, Riverdane Road,  
Congleton, Cheshire, CW12 1UN



UNIT TYPE: INDUSTRIAL

PROPERTY SIZE: 5,597 SQ. FT. (519.96 SQ. M)

Internal View



Unit Summary

- Under refurbishment
- Self contained yard/parking
- Located on established industrial estate


Occupational Costs

|                |         |
|----------------|---------|
| Rent           | £42,000 |
| Rateable Value | £21,750 |
| Service Charge | TBC     |
| Insurance      | TBC     |

\* Business rates not included in rent but 100% business rates relief available for eligible businesses subject to local authority confirmation

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 Unit 4 & 10 Daneside Business Park, Riverdane Road, Congleton, Cheshire, CW12 1UN

### Internal View



### Map



### Location

#### Road:

The premises is located on the established Daneside Business Park lying to the north on Congleton town centre.

The estate is accessed off the Macclesfield Road via Eaton Bank Road and benefits from good access to the Manchester Road (A34) and the new Congleton Bypass (A536). Access to the M6 Motorway is via Junction 17 which is approximately 8.5 miles.

**Rail:** The property is located 2.5 mile from Congleton Railway Station.

### Brief Description

The property comprises a self contained warehouse/industrial unit of steel portal frame construction with part brick and part clad elevations with the benefit of two electric roller shutters doors providing loading access, an eaves height of 5.3 meters, ground and first floor office accommodation WCs and kitchen.

Externally the property benefits from a self contained yard to the front and side with parking.

#### Accommodation:

|                                  |                      |                     |
|----------------------------------|----------------------|---------------------|
| Warehouse                        | 3,255 sq. ft.        | (3,255 sq. m.)      |
| Ground Floor                     | 1,529 sq. ft.        | (142.07 sq. m.)     |
| First Floor                      | 812 sq. ft.          | (75.52 sq. m.)      |
| <b>Total Gross Internal Area</b> | <b>5,597 sq. ft.</b> | <b>(519 sq. m.)</b> |

**UNIT TYPE: INDUSTRIAL**

**LEASE TYPE: full repairing and insuring**

### Contact

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