



VIKING F3 & G3

VIKING WAY • CONGLETON • CHESHIRE • CW12 1TT

New Build Warehouse/Industrial/Trade Unit(s)
in a Strategic Location

4,066 to 12,200 sq ft (378 – 1,133 sq m)

TO LET / MAY SELL





Description

Viking Park is a fully consented development opportunity capable of delivering new-build warehousing, logistics and trade counter facilities from 4,066 to 12,200 sq ft per block.

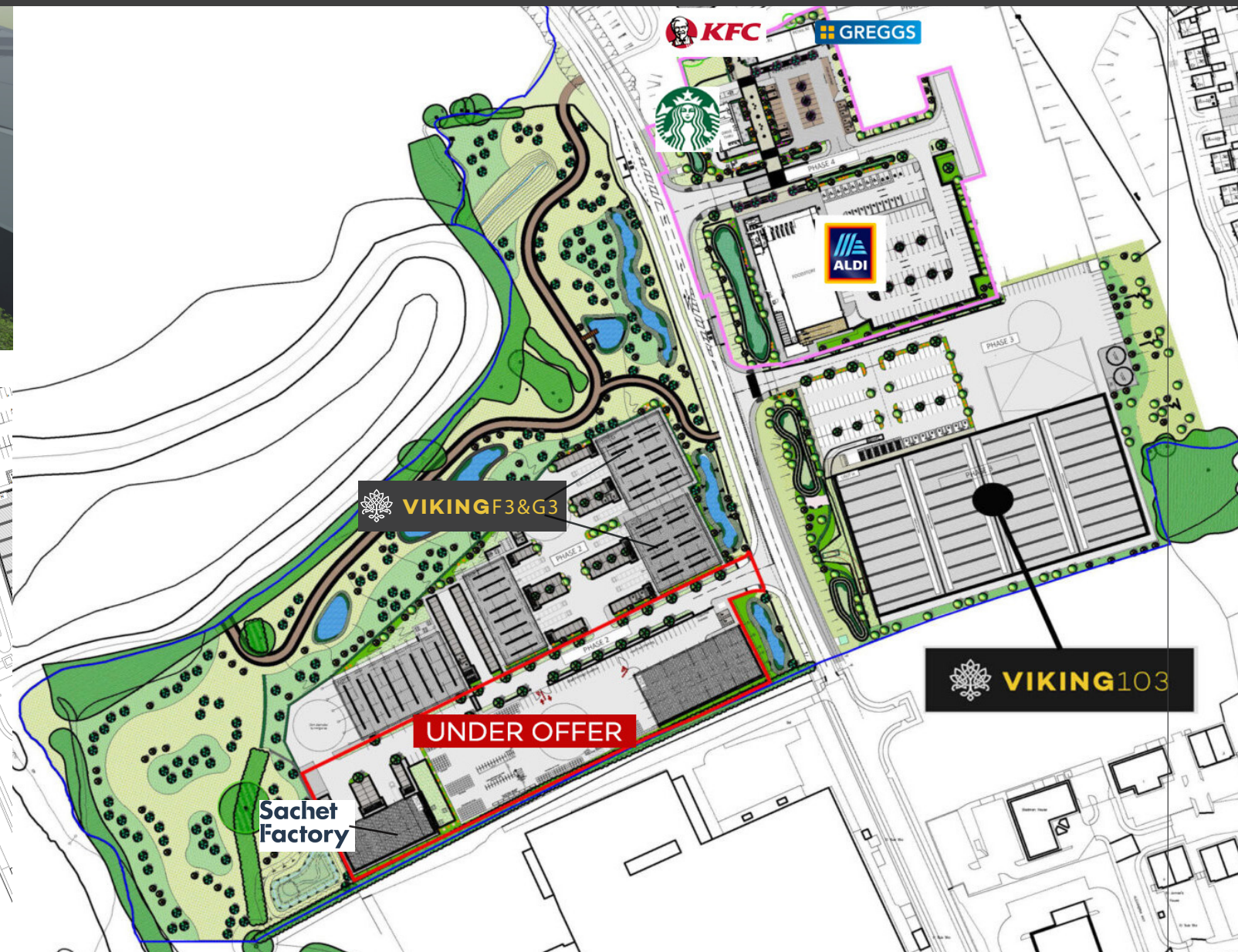
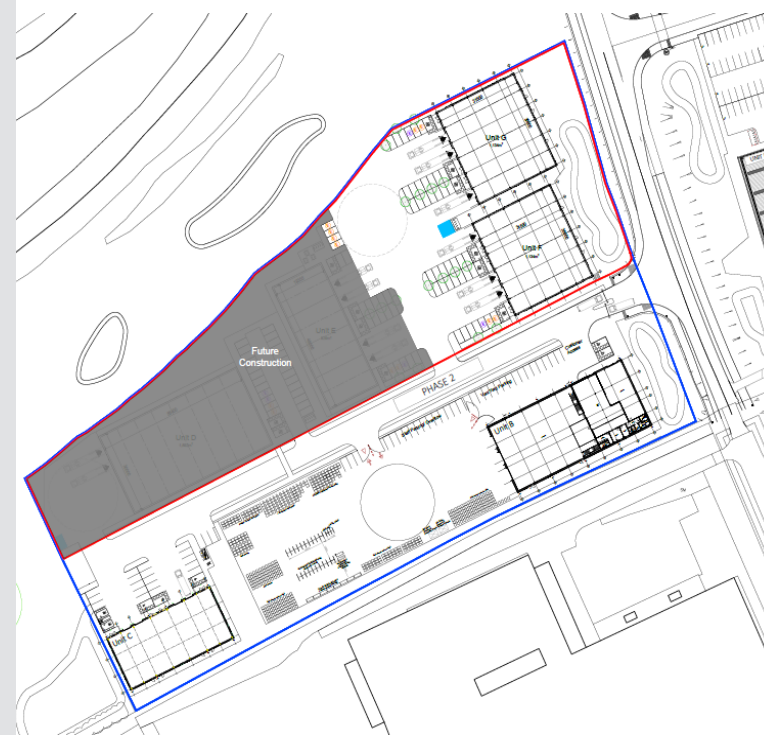
Viking F3&G3

Each single 12,200 sq ft unit which can be subdivided into a terrace of up to three units. F3 & G3 are currently under construction, available for occupation from November 2025.

Sustainability

The proposed facility will provide a building with a minimum BREEAM rating of Very Good and will incorporate key sustainability features which will surpass key CO2 emission target of approved document L2A including:

- Solar PV panel ready
- Targeting EPC A
- High performance glazing
- Intelligent LED lighting
- Water minimisation technology
- Materials sourced responsibly
- 10% natural light panels on the roof



Specification

Viking F3&G3 has a detailed planning consent to provide the following specification for a single 12,200sq ft unit which can be subdivided into a terrace of up to three units accordingly.



6.5 metre
eaves height



Solar PV panel
ready



Single bay barrel
vaulted roof



3 level access
loading doors



10% Natural
light roof panels



Unit F & G – 75 KvA (each)
(25 KvA per unit if sub-divided)



Targeting EPC A



24 car parking
spaces



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Location

Viking Park benefits from excellent connectivity to the M6 motorway via the new £90m Congleton Link Road. Junction 17 of the M6 is within 6 miles (less than 10 minute drive time). The new link has also significantly improved access around Congleton and the wider Cheshire market.

City/Town	Miles	Minutes	City/Town	Miles	Minutes
Manchester	26	1hr	Port of Liverpool	51	1hr 23m
Birmingham	63	1hr 16m	Manchester Airport	16	28
Liverpool	46	1hr 29m	Crewe	14	31
Stoke-on-Trent	15	40	Warrington	26	53

Terms

The building will be offered by way of a new Full Repairing & Insuring Lease on terms to be agreed. May consider freehold opportunities. Prices on application

Schedule

Viking F3&G3 are currently under construction, available for occupation from November 2025.

EPC

Targeting EPC rating A.

Further Information

Please contact the joint agents:

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