



VIKING103

VIKING WAY • CONGLETON • CHESHIRE • CW12 1TT

New Build Logistics / HQ Facility
in a Strategic Location

103,222 sq ft (9,590 sq m)

TO LET / MAY SELL



INDICATIVE IMAGE



VIKING103



INDICATIVE IMAGE

Description

Viking 103 is a fully consented development opportunity capable of delivering a new-build warehousing and logistics facility of 103,222 sq ft.

	sq ft	sq m
Ground Floor Warehouse Area	98,272	9,129.77
Ground Floor Office Area	2,547	236.61
First Floor Office Area	2,403	223.27
Total	103,222	9,589.65

Planning

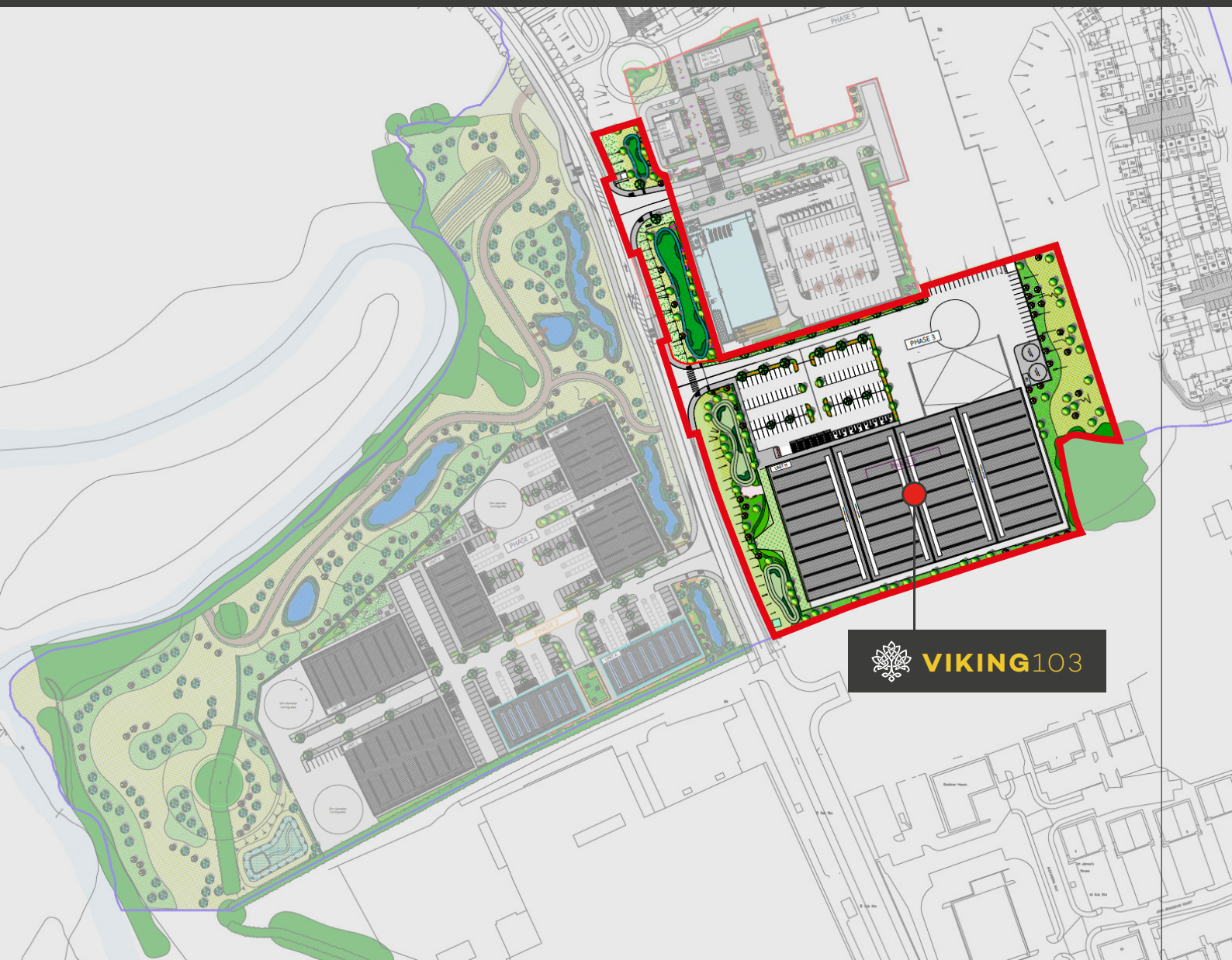
The proposed facility has a detailed planning consent for uses falling within classes B2/B8 and ancillary E (g) of the Use Classes Order.

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 panels
- High performance glazing
- Low energy lighting
- Water minimisation technology
- Materials sourced from ethical locations



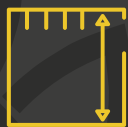


Specification

The proposed facility has a detailed planning consent to provide the following specification:



12 metre
eaves height



40m
yard depth



8 dock
loading doors



2 Euro dock
loading doors



4 bay, barrel
vaulted roof



141 car parking
spaces



2 storey office
content



PV roof
panels



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Location

Viking 103 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. Consideration will also be given to a sale of the freehold interest. Prices on application.

Schedule

A new building can be delivered within a maximum period of 6 months from commencement of build programme.

EPC

The EPC rating is TBC.

Further Information

Please contact the joint agents:

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