

TO LET
Industrial Premises

Unit 11-12 Daneside Business Park, Riverdane Road, Congleton, CW12 1UN

3,345 SQ.FT.
310 SQ.M.



SANDYFORD
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LOCATION

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.

DESCRIPTION

The property comprises a refurbished warehouse/industrial unit of steel portal frame construction with brick elevations with the benefit of LED lighting, loading access via a roller shutter doors, W/Cs and a single office.

Externally the property has parking and a yard area.

TENURE

A new full repairing and insuring lease is available on terms to be agreed. Available from Q1 2026.

ACCOMODATION

Gross Internal Area of 3,345 SQ. FT. (310 SQ. M.)

PLANNING

This property falls under use Class B1, B2 and B8 of the Town and Country Planning (Use Classes) Act 2020. We recommend all interested parties satisfy themselves that their proposed use is authorised.

RENT

Rent - £26,760

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the site. This cost of this is additional to the rent. Additional information is available upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C

SERVICES

All services are believed to be connected to the property but have not been tested. Interested parties should make their own enquiries to relevant statutory authorities.

BUSSINESS RATES

Enquires to the Valuation Office confirm the property has a rateable value of £16,250 (2024 listing). We would recommend that further enquires are directed to the Local Rating Authority (Cheshire East Council).

LEAGAL COSTS

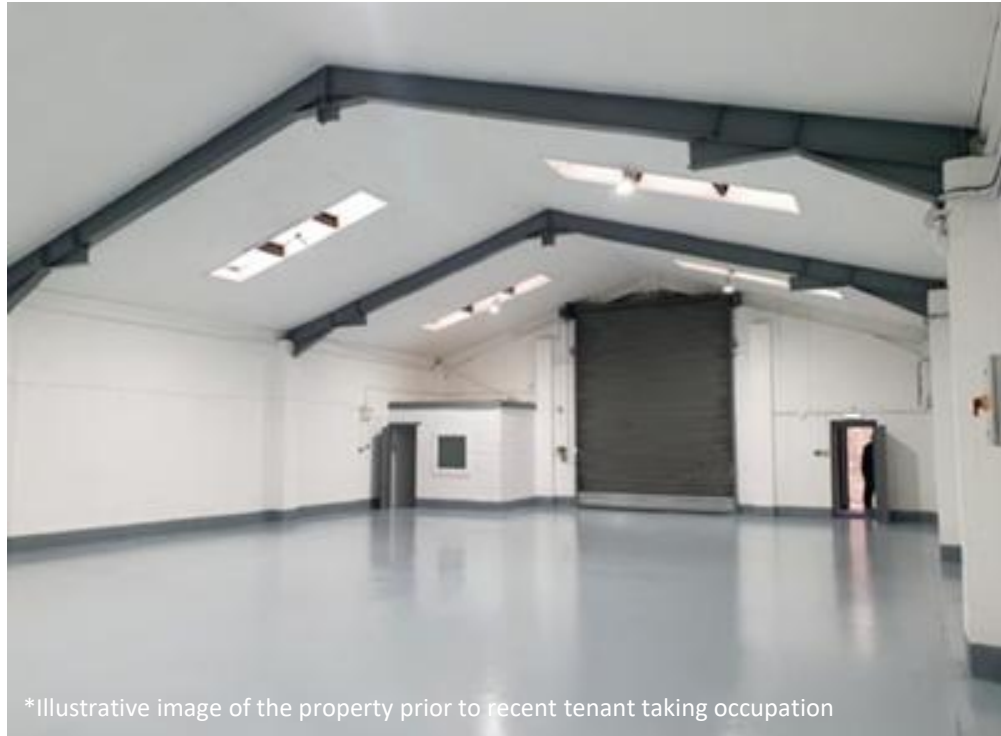
Each party is responsible for its own legal and professional costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT which is applicable.

MONEY LAUNDERING

We are required to undertake identification checks of all parties leasing and purchasing property.



*Illustrative image of the property prior to recent tenant taking occupation





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