

# TO LET

**GROUND FLOOR, HOLLAND HOUSE, HOLLAND BUSINESS PARK**  
RIVERDANE ROAD, CONGLETON, CHESHIRE, CW12 1PN



## INDUSTRIAL/WAREHOUSE PREMISES

**1,936 sq ft (180 sq m)** (Approx. Total Gross Internal Area)

- SUITABLE FOR MULTIPLE USES (STPP)
- Allocated Parking
- Roller Shutter
- LED Lighting



## LOCATION

The property is situated on Holland Business Park, off Riverdane Road in Congleton. Riverdane Road provides direct access to the A536 via Eaton Bank and Jackson Road. The A536 provides direct access to Macclesfield 8.0 miles distant.

Stoke-on-Trent is approximately 13.2 miles distant to the south via the A34.



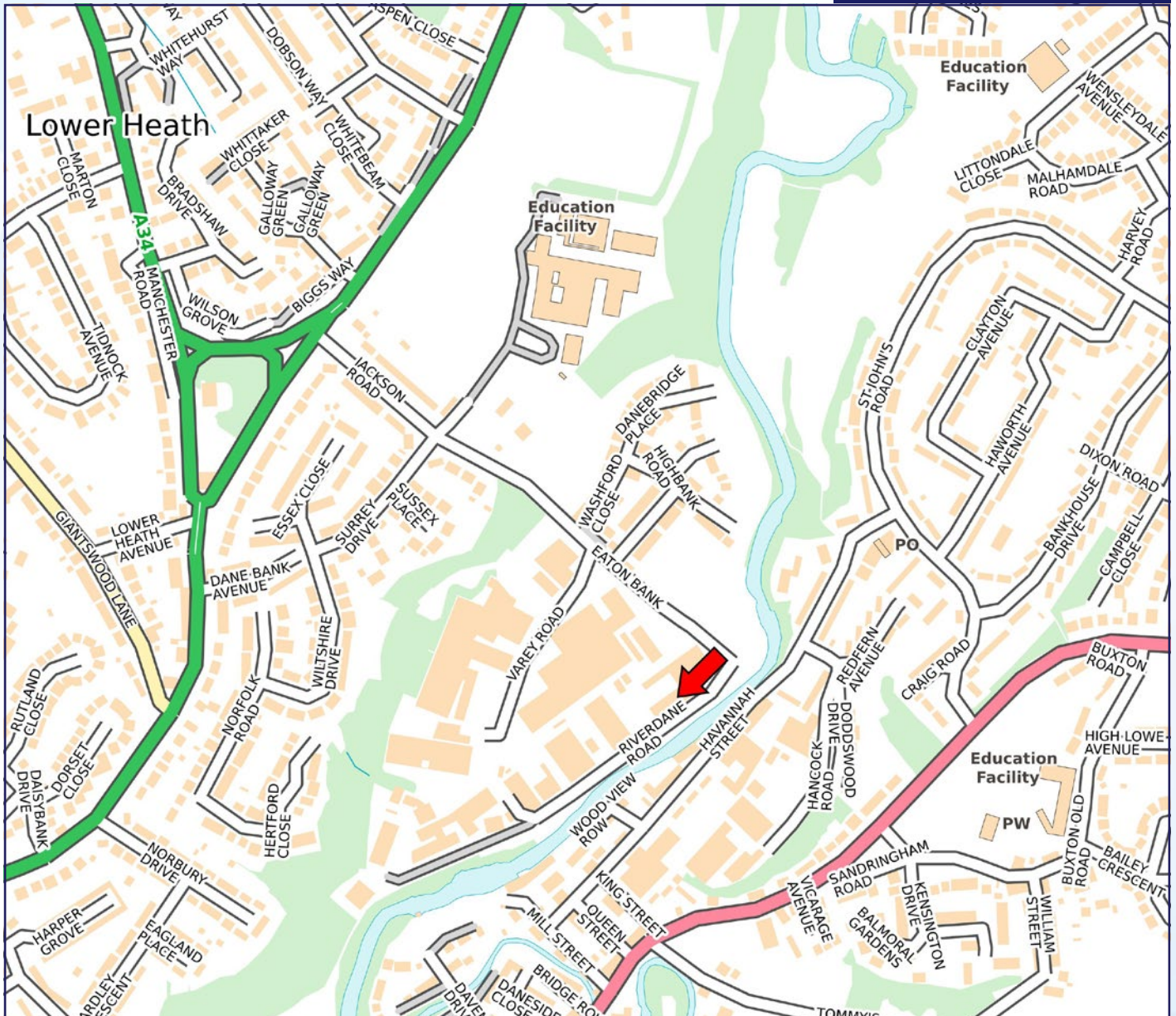
## DESCRIPTION

The property comprises of a mid-terraced property of steel portal frame construction with brick elevations to the front and rear. Internally the property is of modern fitout with open plan accommodation to the first and second floors.

The property also benefits from the following specification:

- Roller Shutter Door to the Rear
- Allocated Car Parking
- Loading Area
- WC's
- LED Lighting
- Pedestrian Entrance
- Kitchenette
- Security Shutters

**POSTCODE: CW12 1PN**



## ACCOMMODATION

	SQ M	SQ FT
Ground Floor	179.83	1,936

## TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed. The property can be taken on a floor by floor basis.

## RENT

£20,000 per annum exclusive of VAT.

## EPC

Ground Floor: D - 87

## RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

## VAT

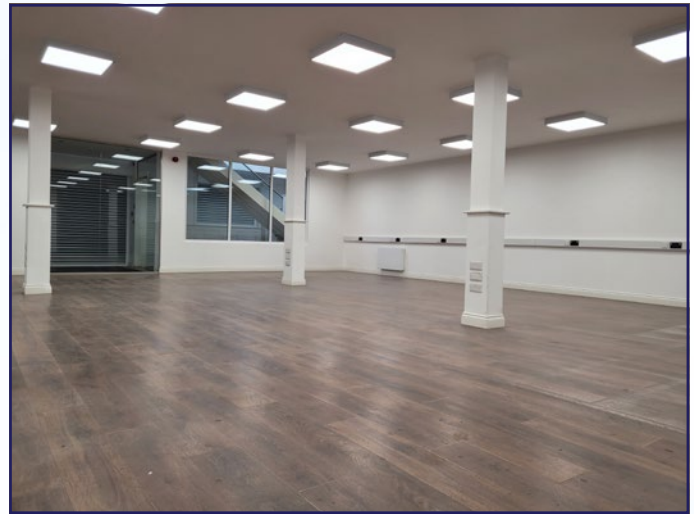
All prices are quoted exclusive of VAT which we understand is not applicable.

## SERVICES

Electricity, water and drainage services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.



## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

**VIEWING** Strictly via sole agents

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**harrislamb**  
PROPERTY CONSULTANCY

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**SUBJECT TO CONTRACT** Ref: ST1222 Date: 03/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

