Timothy a brown

BRITISH PROPERTY AWARDS 2024 - 2025 ★★★★★ GOLD WINNER LETTING AGENT IN CONGLETON

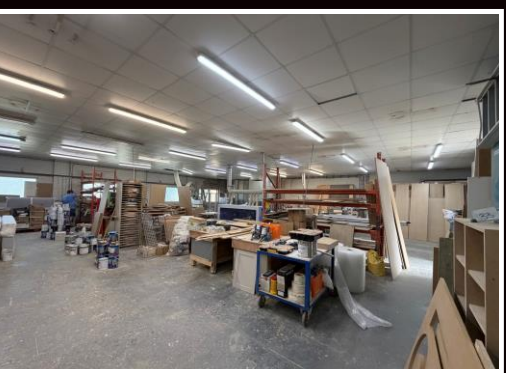
BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN CONGLETON

BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING | SERVICE | RESULTS

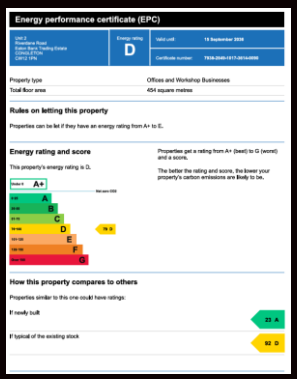
BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING | SERVICE | RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING | SERVICE | RESULTS








Energy performance certificate (EPC)

Property type: Offices and Workshop Businesses
Total floor area: 454 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

How this property compares to others

Unit 2,

Riverdane Road, Eaton Bank Trading Estate,
Congleton, Cheshire CW12 1PN

Selling Price: £450,000

- APPROX. 4,893 SQ FT (454.6 SQ M) OVERALL
- LIGHT INDUSTRIAL UNIT
- OFFICE ACCOMMODATION EXTENDING TO 1,105 SQ FT
- WORKSHOP/WAREHOUSE EXTENDING TO 3,788 SQ FT
- ANCILLARY ACCOMMODATION INCLUDED
- SUITABLE FOR A VARIETY OF COMMERCIAL USES (SUBJECT TO CONSENT)
- FLEXIBLE OFFICE AND INDUSTRIAL SPACE
- EXCELLENT STORAGE AND OPERATIONAL FACILITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

Light Industrial Unit with Offices and Ancillary Accommodation.

The property comprises a substantial light industrial unit with office and ancillary accommodation extending to approximately 4,893 sq ft (454.6 sq m) in total.

Office Accommodation: 1,105 sq ft (102.7 sq m) Workshop/Warehouse: 3,788 sq ft (352.0 sq m)

The premises provide a versatile combination of office and industrial space, suitable for a variety of commercial and business uses, subject to any necessary consents.

The accommodation briefly comprises (all dimensions are approximate)

LOCATION : Congleton is strategically located between the industrial regions with the Potteries to the south and Manchester to the north, which had led to an expansion in industrial and office activity. The town benefits from easy access to the motorway network (Junctions 17 and 18 of the M6) and Manchester International Airport. The Inter-City rail service is available at Congleton, Manchester, Crewe and Wilmslow.

SITUATION : The subject premises are located on the Eaton Bank Trading Estate which connects on to the Congleton/Macclesfield main arterial road (A523).

DESCRIPTION : The premises have parking to the frontage with roller shutter service doors leading to the warehouse/industrial area. The premises are in very good condition having PVCu double glazing, false ceiling with modern lighting sysem and also a compressor with air lines.Roller doors 3.35m (11ft 0in) wide x 3.05 (10ft 0in) high leading to:

WAREHOUSE UNIT 69' 6'' x 54' 6'' (21.17m x 16.60m): Pedestrian door.

INNER LOBBY : Allowing access to two-storey office accommodation.

Ground floor :

RECEPTION OFFICE / SHOWROOM 21' 8'' x 12' 11'' (6.60m x 3.93m):

CANTEEN/REST ROOM 3.96m (13ft 0in) x 2.69m (8ft 10in) :

W.C.s : Two separate W.C.'s

STORE ROOM : with modern Worcester gas central heating boiler.

Stairs to first floor :

LANDING : Doors to:

OFFICE (FRONT) 6.58m (21ft 7in) x 3.96m (13ft 0in) :

OFFICE (REAR) 5.11m (16ft 9in) x 3.96m (13ft 0in) :

SERVICES : All mains services are available. There is a warm air blower in the warehouse and the office section has gas central heating, together with 3 phase electricity and halogen lighting in the workshop.

RATEABLE VALUE : £33,250

LOCAL AUTOHRITY : Cheshire East Council.

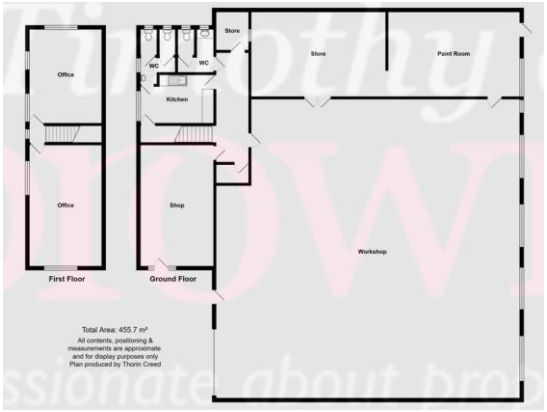
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DIRECTIONS: SATNAV: CW12 1PN

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