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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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Mountbatten House & Triad House, Mountbatten Court, Worrall Street, Congleton, Cheshire CW12 1DT

Selling Price: £795,000

- SUBSTANTIAL DETACHED OFFICE BUILDING IN PRIME COMMERCIAL CONGLETON LOCATION
- MODERN TWO-STORY ACCOMMODATION WITH FLEXIBLE OPEN PLAN & CELLULAR OFFICE SPACE
- DOUBLE GLAZED WINDOWS, ELECTRIC HEATING & GOOD NATURAL LIGHT THROUGHOUT
- MALE & FEMALE W.C.'S PLUS KITCHEN & STAFF FACILITIES ON BOTH FLOORS
- EXCELLENT ON-SITE PARKING PROVISION & EASY ACCESS TO LOCAL AMENITIES
- PROMINENT POSITION JUST OFF MOUNTBATTEN WAY CLOSE TO TOWN CENTRE
- STRONG TRANSPORT LINKS VIA A34, CONGLETON LINK ROAD & RAIL SERVICES
- POTENTIAL FOR ALTERNATIVE USES OR RESIDENTIAL CONVERSION SUBJECT TO CONSENTS

A substantial **detached two-storey office building** in a prominent commercial position close to Congleton town centre, offering **533 sq m (5,737 sq ft)** of flexible accommodation suitable for owner-occupiers, investors and a wide range of commercial operators (Use Class E), subject to consents.

Constructed in the late 1980s by Gladman, the property provides a mix of **open plan and cellular offices** with ancillary staff facilities across both floors. Features include **double-glazed windows, electric heating, male and female WCs, kitchen facilities, good natural light and excellent on-site parking.**

Located on Mountbatten Way off Worrall Street, the building enjoys strong accessibility to Congleton town centre, local amenities and major routes including the **A34, A536** and the **Congleton Link Road**, providing improved access to the **M6**. Congleton railway station offers regular services on the Manchester–Stoke line.

The property may lend itself to a variety of **alternative uses** within Class E, including medical, educational, studio, showroom or leisure uses, and may offer **residential conversion potential** under permitted development rights (subject to Prior Approval).

Freehold. Price: £795,000.

EPC: Available on request.

VIEWING: Strictly by appointment with selling agent **Timothy A Brown.**

SERVICES : Mains electricity, water and drainage are connected (although not tested).

LOCAL AUTHORITY: Cheshire East

PROOF OF IDENTITY : To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

DIRECTIONS: SATNAV CW12 1DT

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7. The date of this publication is **June 2026.**
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