

TO LET (MAY SELL)
MAJOR INDUSTRIAL/WAREHOUSE COMPLEX

CDIN296

**AVAILABLE AS A WHOLE
OR WILL SUB-DIVIDE**
FROM c.23,039 SQ FT

VIKING WAY CONGLETON | CHESHIRE CW12 1LJ

**SUBSTANTIAL
POWER SUPPLY
OF 5.5 MVA**

**EAVES HEIGHT
8.79 - 9.5M**
(5M FIRST FLOOR)
(4.15M UNDER FIRST FLOOR)

**10 MINS
DRIVE TO
M6(J17)**

23,039 - 296,388 SQ FT

ON A SELF-CONTAINED SITE OF 11.62 ACRES (4.70 HECTARES)

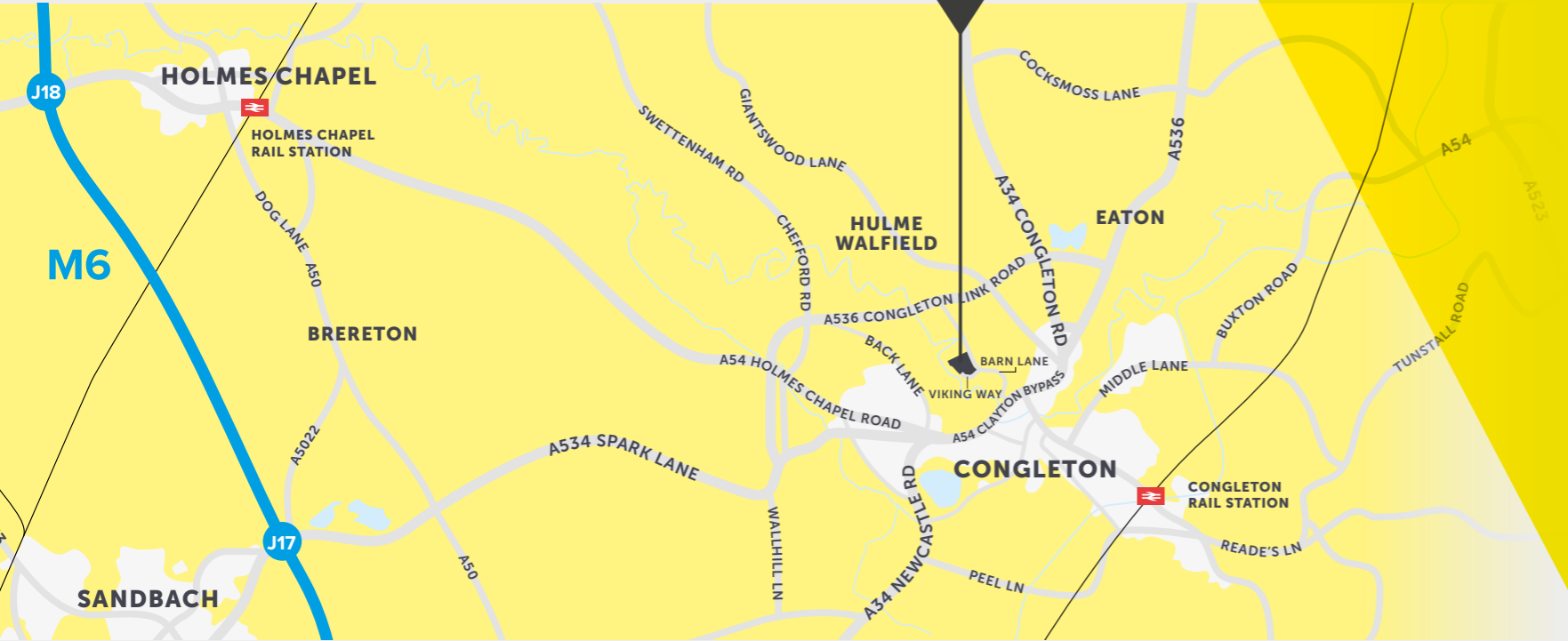


LOCATION

CW12 1LJ
 /// POETRY.BLOSSOM.OPENLY

CDIN296

CDIN296 IS SITUATED ON THE EDGE OF CONGLETON JUST 1 MILE NORTH OF THE TOWN CENTRE AND LESS THAN 8 MILES FROM J17 OF THE M6.



Positioned in the heart of Cheshire, the property offers excellent access to Manchester, Liverpool, Chester, Stoke-on-Trent and Warrington. Connectivity has been further enhanced by the Congleton Link Road, providing a direct route to J17 of the M6 and reducing drive time to under ten minutes.

Manchester Airport is an 18 mile / 30-minute drive. Liverpool John Lennon Airport and the ports of Liverpool, Garston and Mostyn are all accessible within an hour.

Congleton is an established commercial location, with nearby Business Park and Retail Parks home to a wide range of national and local occupiers. These include B&M, Marks & Spencer Food, Halfords, Boots, Laura Ashley, The Unique Group, Pan European Networks, VKit, Franklyn Financial Management, CDK Systems and TMC.

CDIN296 IS SITUATED IN AN ESTABLISHED BUSINESS LOCATION WITH BOTH CONGLETON BUSINESS PARK AND RETAIL PARK CLOSE BY.



CONGLETON STATION
 1 mile

ROAD	Distance
CREWE	31 mins / 14 miles
STOKE-ON-TRENT	40 mins / 15 miles
MANCHESTER	47 mins / 26 miles
WARRINGTON	53 mins / 26 miles
CHESTER	57 mins / 45 miles
LIVERPOOL	1 hr 3 mins / 48 miles
BIRMINGHAM	1 hr 16 mins / 63 miles

AIRPORTS	Distance
MANCHESTER AIRPORT	30 mins drive / 18 miles
LIVERPOOL JOHN LENNON AIRPORT	53 mins drive / 42 miles



CDIN296

M6 MOTORWAY
(JCT 17 & 18)

RADNOR PARK INDUSTRIAL ESTATE

A536 CONGLETON LINK ROAD

NEW RESIDENTIAL
DEVELOPMENT

Castle Green

Sachet
Factory

VIKING PARK



GREGGS



BLOOR HOMES

CDIN296

HOWDENS

VIKING PARK

NORSE TRADE PARK

gymetc.
not just fitness

VIKING WAY

BARN ROAD

CONGLETON
TOWN CENTRE











ODIN296 COMPRISES A MAJOR PURPOSE-BUILT MANUFACTURING FACILITY, LOCATED WITHIN A LARGE SELF-CONTAINED SITE.

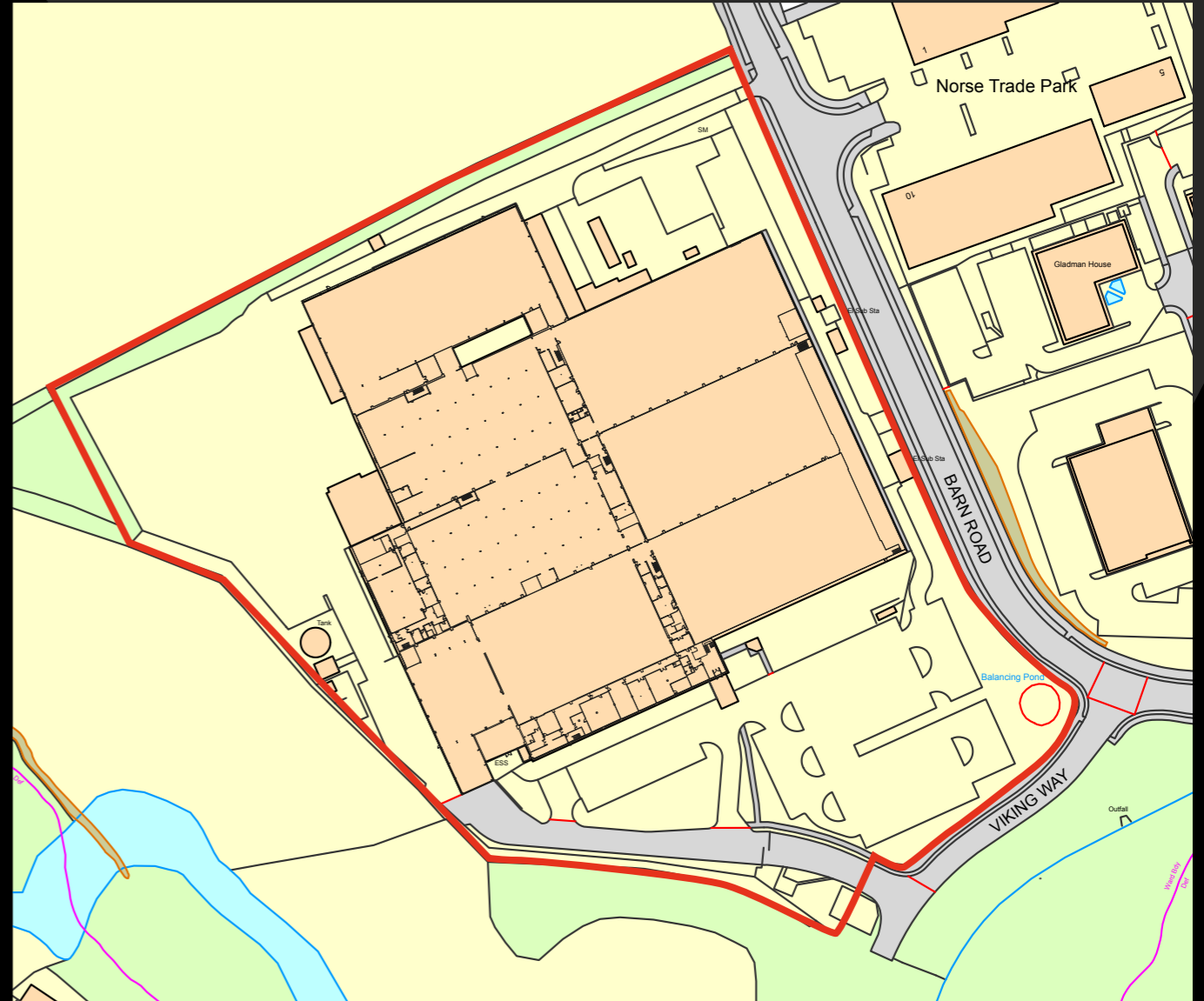
Totalling 296,388 sq ft, Odin296 is a modern steel portal frame facility comprising of main warehouse, offices & stores together with yards/ parking to a number of elevations providing good loading and extensive car parking.

DEMISE		SQ FT	SQ M
Ground Floor	Warehouse	197,202	18,320.61
	Offices & Stores	22,785	2,116.64
First Floor	Warehouse	45,673	4,243.09
	Offices & Stores	23,851	2,215.84
Second Floor	Offices	6,877	638.93
		296,388	27,535.11

The premises can be sub-divided from c. 23,039 sq ft with flexible options to suit an occupier see following page.



-  Steel Portal Frame Construction
-  Eaves Height 8.79 -9.5m (5m First Floor) (4.15m Under First Floor)
-  Power Supply up to 5.5 MVA
-  Mechanical Air Handling
-  EPC 'C'
-  5 Level Access Loading Doors
-  Designated On-Site Car Park - 200 Spaces
-  2 Goods Lifts



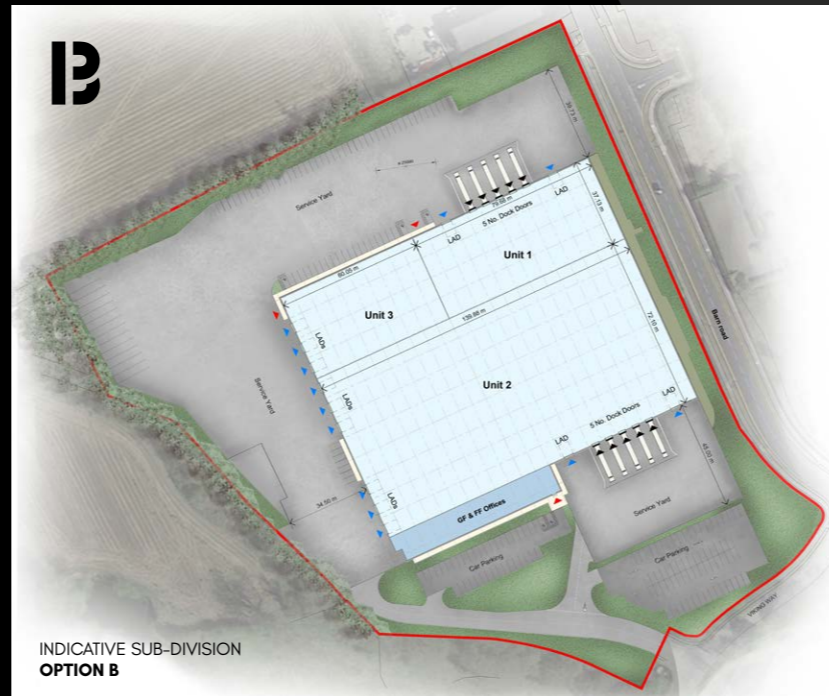
296,388 SQ FT
AVAILABLE AS A WHOLE OR WILL SUB-DIVIDE
FROM c.23,039 SQ FT

The property can potentially be sub-divided in a number of layouts to provide units from c.23,039 sq ft.

Please contact one of the agents to discuss your requirements.



[CLICK FOR OPTION A - ACCOMMODATION](#)



[CLICK FOR OPTION B - ACCOMMODATION](#)



[CLICK FOR OPTION C - ACCOMMODATION](#)

SUB-DIVISION OPTION A

UNIT	SQ FT	SQ M
Unit 1	31,358	2,913.21

Unit 2	61,843	5,745.44
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Unit 3GF	23,631	2,195.35
Unit 3FF	23,631	2,195.35
	47,261	4,390.70

Unit 4	23,469	2,180.31
Unit 4	23,469	2,180.31
	46,937	4,360.62

Unit 5	23,039	2,140.35
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GF Offices	8,861	823.22
FF Offices	8,861	823.22
	17,722	1,645.44

Total GIA	228,160	21,196.75
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INDICATIVE SUB-DIVISION
OPTION A

SUB-DIVISION **OPTION B**

UNIT	SQ FT	SQ M
Unit 1	31,358	2,913.21

Unit 2	108,564	10,085.92
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Unit 3GF	23,631	2,195.35
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GF Offices	8,861	823.22
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FF Offices	8,861	823.22
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17,722 **1,646.44**

Total GIA	181,275	16,840.92
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B



INDICATIVE SUB-DIVISION
OPTION B

SUB-DIVISION OPTION C

UNIT	SQ FT	SQ M
Unit 1	28,768	2,672.60
FF Offices	2144	199.23
	30,912	2,871.83

Unit 2	59,312	5,510.28
GF Offices	5,259	488.58
FF Offices	5,259	488.58
	69,830	6,487.44

Unit 3GF	25,978	2,413.40
Unit 3FF	24,015	2,231.04
FF Offices	1,963	182.36
	51,955	4826.80

Unit 4 GF	25,989	2,414.50
Unit 4 FF	24,040	2,233.40
FF Offices	1,949	181.10
	51,979	4,829.00

Unit 5	20,819	1,934.18
GF Offices	3,014	280.00
FF Offices	3,014	280.00
	26,847	2,494.18

Unit 6	29,314	2,723.39
FF Offices	2,199	204.25
	31,513	2,927.64

Total GIA	263,036	24,436.89
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INDICATIVE SUB-DIVISION
OPTION C

CDIN296

VIKING WAY CONGLETON | CHESHIRE CW12 1LJ

TERMS

The property is available To Let for a term of years to be agreed or alternatively a Sale may be considered subject to negotiation.

RENTAL/ PRICE

On application.

VAT

All prices, rents and other outgoings are quoted exclusive of, but will be liable for, VAT which will be charged at the prevailing rate.

RATES

Any incoming occupier will be directly responsible for the payment of Business Rates.

EPC

The property has a current EPC rating of C (66), a copy of the certificate is available upon request.

AML

The purchaser will be required to provide all necessary information to comply with anti-money laundering legislation.

FURTHER INFORMATION

For more information or to arrange a viewing please call one of the retained letting agents.

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On Behalf of
WUKPG

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