



# UNIT B RADNOR PARK

Back Lane, Congleton, CW12 4XJ

NOW READY FOR  
IMMEDIATE OCCUPATION



**TO LET** NEW BUILD INDUSTRIAL / WAREHOUSE UNITS  
8,400 - 25,200 SQ FT (780 - 2,340 SQ M)

ENTER

## LOCATION

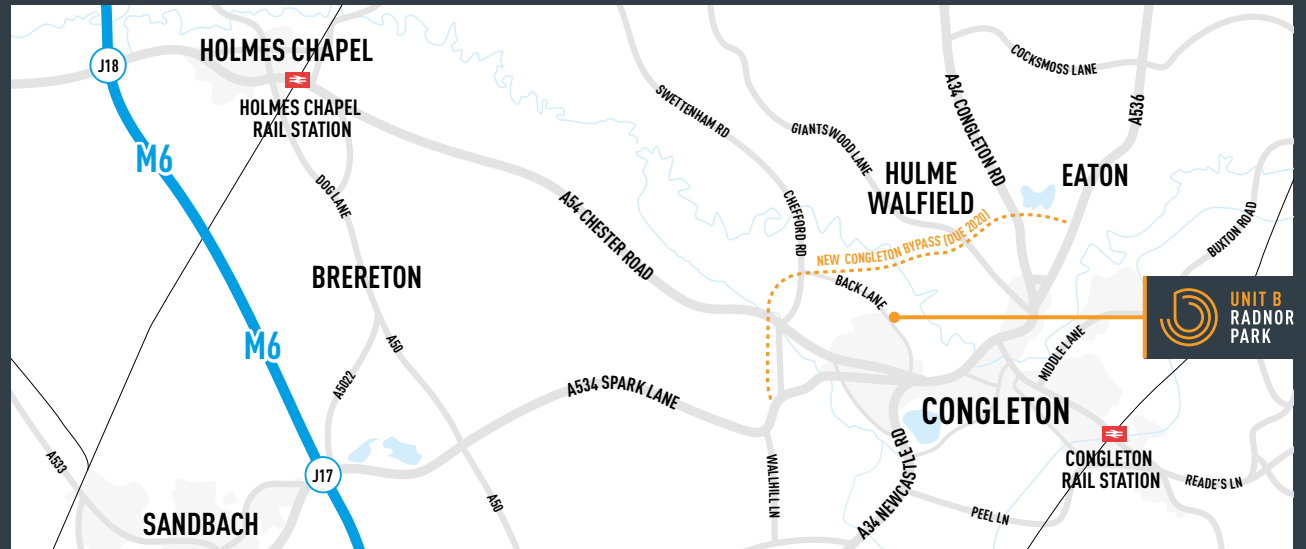
The property is situated on Radnor Park, less than 7 miles (9km) from J17 of the M6. Radnor Park Trading Estate is a well established commercial location in Congleton. Congleton Town Centre is located 1.3 miles (2km) to the east of the property.

Access to the estate is via Back Lane, which can be accessed via the A534 (Sandbach Road) & the A54 (Holmes Chapel Rd) respectively. Congleton railway station is located approx 2 1/2 miles to the south east of the site.

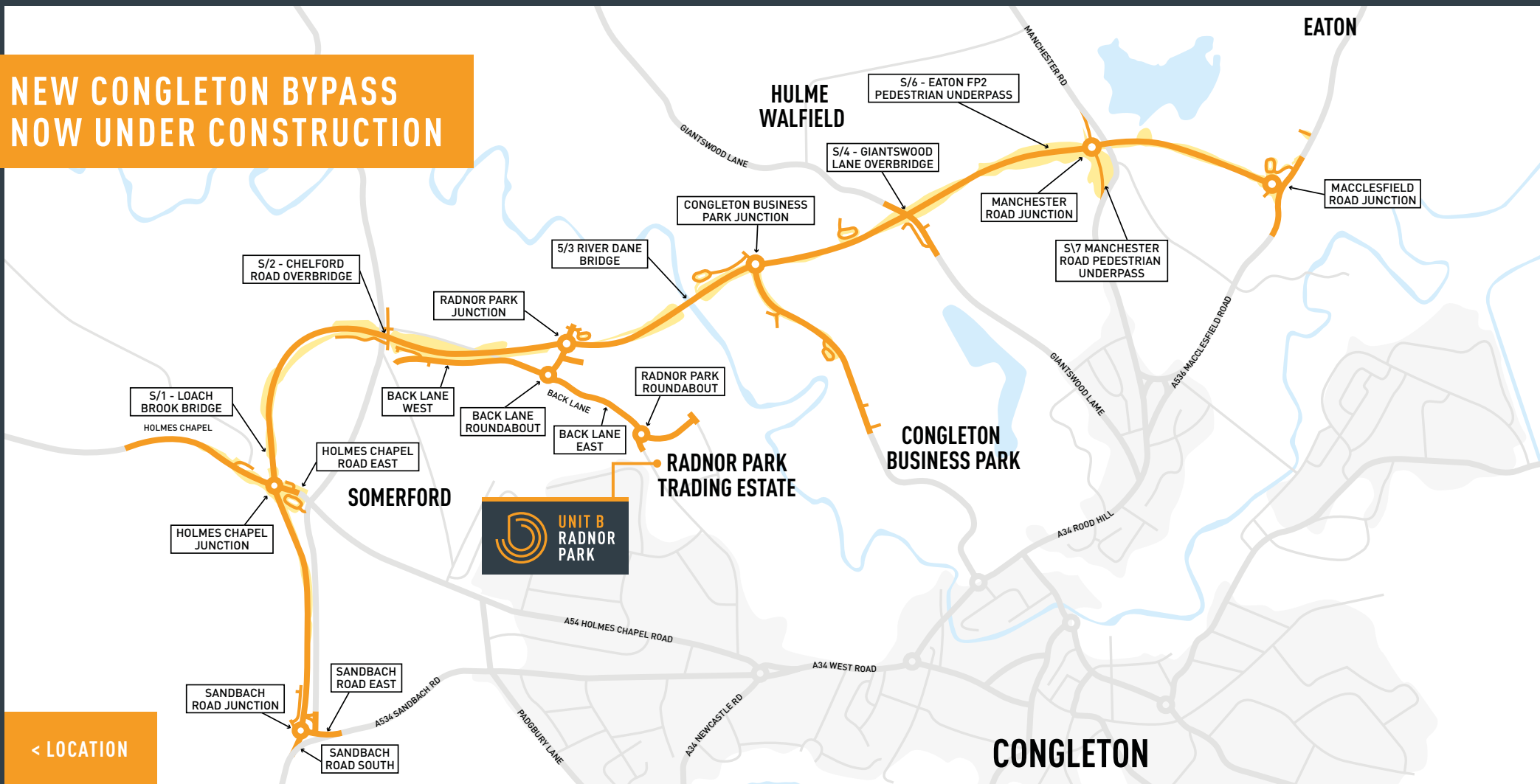
## NEW CONGLETON BYPASS

The Congleton link road will join the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road. Planning has been granted and construction is underway.

The scheme will bring economic and social regeneration to Congleton by supporting new development sites and improving access to jobs at Radnor Park Industrial Estate.

[VIEW PLAN FOR NEW CONGLETON BYPASS](#)


## NEW CONGLETON BYPASS NOW UNDER CONSTRUCTION



< LOCATION





## DESCRIPTION

The subject property forms part of the popular and established Radnor Park in Congleton. It comprises a 3-bay warehouse which has undergone a comprehensive refurbishment and is now ready for immediate occupation.

- |                                  |                               |                             |
|----------------------------------|-------------------------------|-----------------------------|
| 1. Travis Perkins                | 7. Reliance Medical           | 13. Induchem                |
| 2. Congleton Garden Machinery    | 8. Contain-a-lot Ltd          | 14. Cambi UK Ltd            |
| 3. Diamond LED Lighting          | 9. Tandom Metallurgical Group | 15. Famous Brands Furniture |
| 4. Reginox UK                    | 10. Loach KG                  | 16. Pulse Fitness           |
| 5. Hans Lingl (UK)               | 11. Curzn Alloys              | 17. Olenol                  |
| 6. Senior Aerospace Bird Bellows | 12. Scrap Car Recovery        | 18. Royal Mail              |



## NEW BUILD INDUSTRIAL / WAREHOUSE UNITS

8,400 - 25,200 SQ FT (780 - 2,340 SQ M)



### SPECIFICATION

A comprehensive refurbishment has now been completed and the unit(s) offer the following specification:

- Steel Frame Construction
- Eaves heights from 5m
- Single roller shutter doors and pedestrian doors to each bay; front and rear
- 3 phase power supply
- LED lighting throughout
- Bespoke office content fit-out available
- Extensive yard / car parking

# 8,400 - 25,200 SQ FT

## (780 - 2,340 SQ M)

### ACCOMMODATION

The premises comprise a 3 bay warehouse which can be leased as a single unit or as individual bays. Office accommodation can be added to suit individual requirements.

Bay 1	8,400 sq ft	780 sq m
Bay 2	8,400 sq ft	780 sq m
Bay 3	8,400 sq ft	780 sq m
<b>TOTAL</b>	<b>25,200 sq ft</b>	<b>2,340 sq m</b>

The unit also has the capability of being expanded to add a further bay of up to c.10,000 sq ft if required.



## PLANNING

The premises benefit from b1,b2,b8 planning consent. Uses falling outside of this classification may still be considered, subject to planning.

## RATING

The premises will be subject to business rates payable to the local authority. Full details to be disclosed on completion of refurbishment. Please contact the Agents for further details,

## TENURE

The premises are available to rent by way of new Full Repairing and Insuring lease(s) on terms to be agreed.

## VAT

All prices are quoted exclusive of but may be subject to VAT.

## RENT

On Application.

## FURTHER INFORMATION

For further information please contact either of the joint agents, Williams Sillitoe or Harris Lamb.

### Mark Sillitoe

ms@willsill.co.uk  
07970 072128



### Andrew Groves

andrew.groves@harrislamb.com  
07966 263 287



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. March 2019. RB&Co 0161 833 0555. www.richardbarber.co.uk