



## Unit 2 First Avenue

Radnor Park Industrial Estate,  
Off Back Lane, Congleton, Cheshire CW12 4XJ

**Annual Rental Of £25,000**

(exclusive) + fees

- CLEAN INDUSTRIAL/WAREHOUSE UNIT
- INCLUDES MEZZANINE OFFICES
- APPROX 3651 FT<sup>2</sup> (330.82M<sup>2</sup>)

## TO LET (Unfurnished)

A clean industrial/warehouse unit. The gross internal area, including mezzanine offices, is approximately 3651 ft<sup>2</sup> (330.82m<sup>2</sup>).

	FT <sup>2</sup>	M <sup>2</sup>
Porch	58	5.388
Ground Floor Warehouse	2481	230.49
Ground & First Floor offices	588	54.63
Ground & First Floor kitchen/W.C., and offices	434	40.32
<b>TOTAL</b>	<b>3561</b>	<b>330.82</b>

**LOCATION:** Congleton is strategically located between the industrial regions, with Manchester to the North and the Potteries to the South, with access to Junctions 17 & 18 of the M6 some 6 & 8 miles to the west. The unit is perfectly located being close to junctions leading onto the Congleton Link Road which joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

### The accommodation briefly comprises:

(all dimensions are approximate)

**OUTSIDE FRONT:** External hardstanding to the front of the unit and access to roller doors.

**WAREHOUSE AREA:** Totalling approximately 2481 ft<sup>2</sup> (230.49m<sup>2</sup>) measures approximately 14ft 0in (4.27m), electric roller door 12ft 3in (3.73m) wide by 14ft 0in (4.27m) high having power, light and heating.

**GROUND FLOOR PORCH :** PVCu double door and window. Gas central heating boiler. Door to:

**RECEPTION/OFFICE 1** 5.26m (17ft 3in) x 3.2m (10ft 6in) : Light and power. Stairs to first floor. Door to:

**STORE/OFFICE 2** 3.28m (10ft 9in) x 3.2m (10ft 6in) : Power and light. Door to warehouse.

First floor :

**LANDING :** Doors to:

**OFFICE 3** 3.51m (11ft 6in) x 3.25m (10ft 8in) : Power and light.

**OFFICE 4** 3.3m (10ft 10in) x 3.2m (10ft 6in) : Power and light.

**FURTHER OFFICE SECTION :**

**Ground floor :** Male and separate female w.c.'s. Kitchen with fitted units. Store room.

First floor:

**OFFICE 5** 3.84m (12ft 7in) x 2.13m (7ft 0in) :

**OFFICE 6** 4.14m (13ft 7in) x 2.13m (7ft 0in) reducing to 2.62m (8ft 7in) x 1.22m (4ft 0in):

**SERVICES :** All mains services are connected.

**LEASE DETAILS :** The landlord has a preference for a 5 year lease on a full repairing and insuring basis. The tenant is to be responsible for the landlords reasonable legal costs.

**RATEABLE VALUE :** TBC.

**VIEWING:** Strictly by appointment through sole letting agent **TIMOTHY A BROWN.**

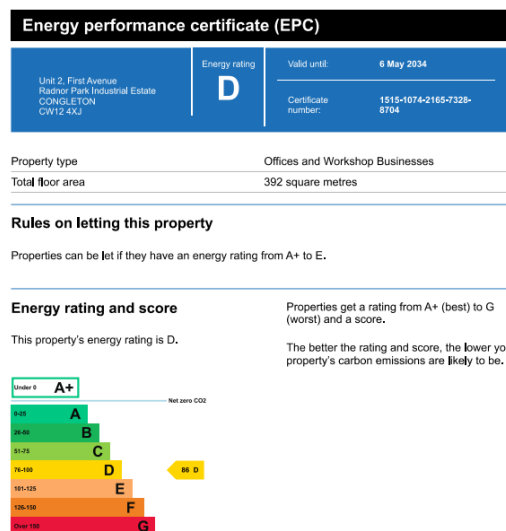
**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** From our offices proceed along West Street to the roundabout and continue straight across onto West Road. At the next roundabout take the third exit onto Holmes Chapel Road and then first right into Back Lane. Continue down Back Lane taking the third right into Radnor Park, whereupon the unit is located on the right hand side just after the mobile catering caravan.

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2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

*Timothy a*  
**brown**  
[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)