

# TO LET

## INDUSTRIAL / WAREHOUSE PREMISES

UNIT 10 HOLLAND BUSINESS PARK, RIVERDANE ROAD, CONGLETON, CW12 1PN



AVAILABLE 4<sup>TH</sup> JANUARY 2026



Contact Tom Tunncliff: [t.tunncliff@mounseysurveyors.co.uk](mailto:t.tunncliff@mounseysurveyors.co.uk)

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## LOCATION

The property is situated on Holland Business Park, off Riverdane Road in Congleton. Riverdane Road provides direct access to the A536 via Eaton Bank and Jackson Road. The A536 provides direct access to Macclesfield 8.0 miles distant.

Stoke-on-Trent is approximately 13.2 miles distant to the south via the A34.

## DESCRIPTION

Unit 9 comprises of an end-terrace commercial unit with allocated car parking. The property briefly benefits from the following specification:

- Electronic Roller Shutter
- WC
- Office
- 3 Phase Electric
- 24/7 Access
- Concrete Floor
- Kitchenette
- Shared Yard

ACCOMMODATION	SQ M	SQ FT
Warehouse	65.45	704

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## RENT

£10,560 per annum

## TENURE

The property is available by the way of a new fully repairing and insuring lease excluding the solar panels.

## SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of the common parts of the estate and its management thereof.

## EPC

The property has an EPC rating of C - 71.

## RATING ASSESSMENT

The property has a rateable value of £4,700. Some occupiers may benefit from 100% small business rates relief. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

## PLANNING

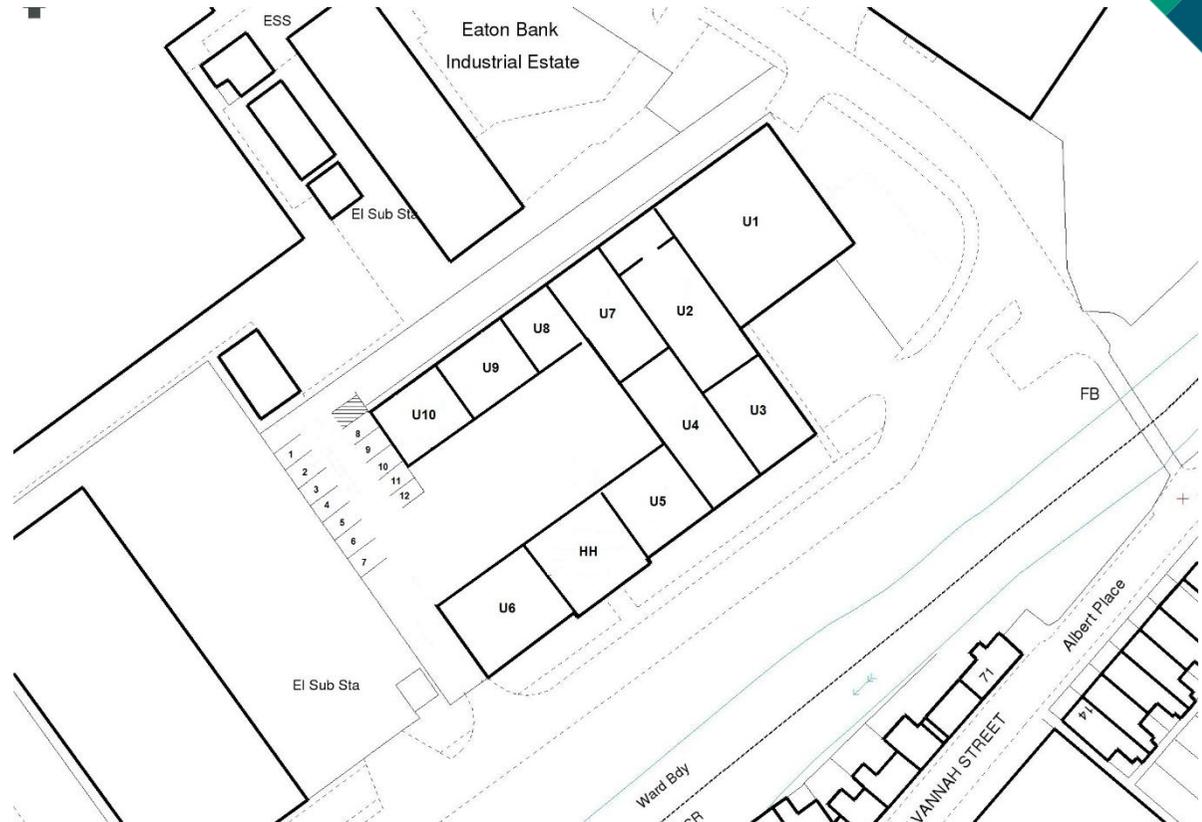
Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

## VAT

All prices are quoted exclusive of VAT we understand is not applicable.

## LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.



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## SERVICES

Electricity is recharged via a sub-meter and mains water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

## CONTACT

**Tom Tunnicliff**

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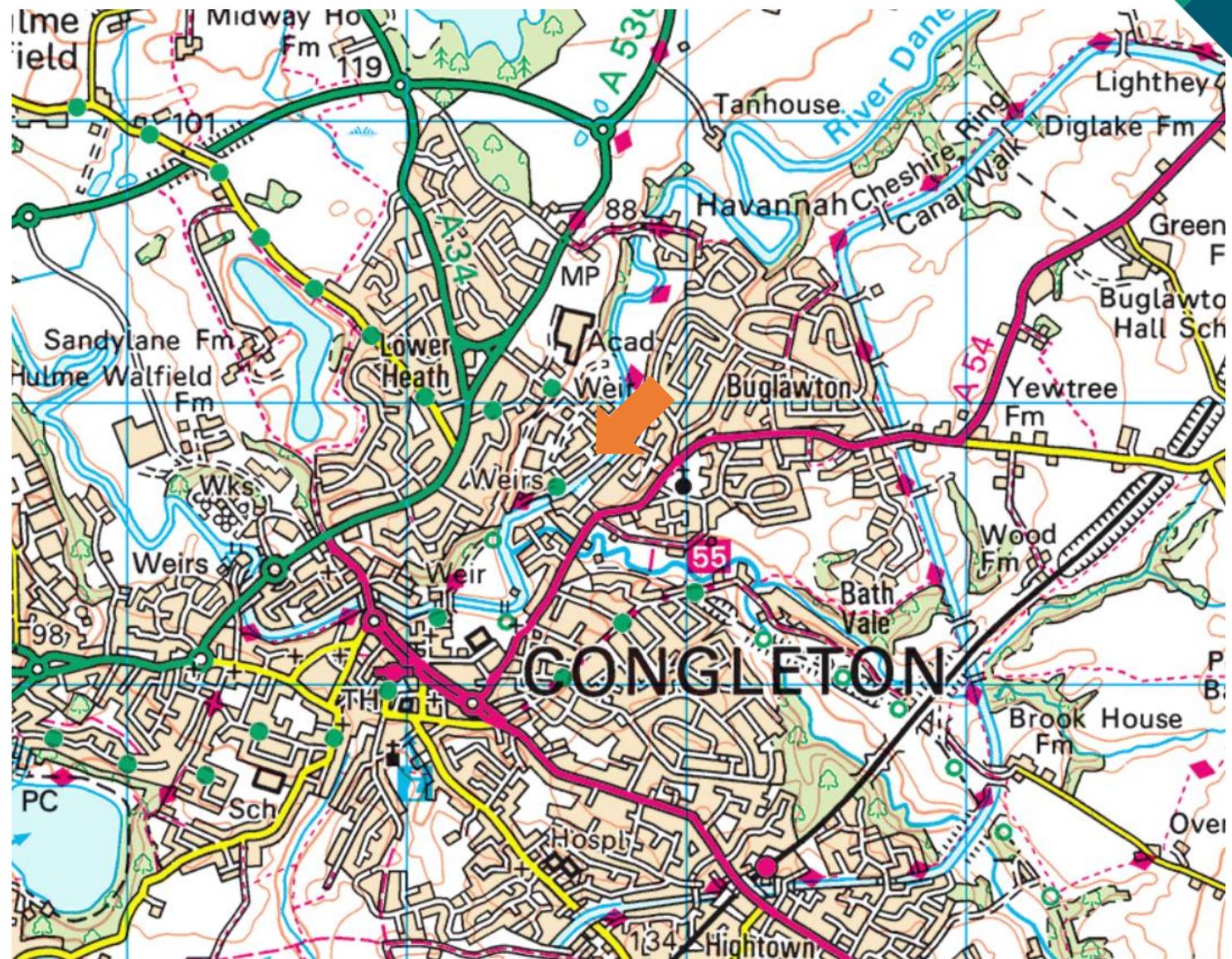
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# Our services

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Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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## Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.