

# TO LET

## WAREHOUSE PREMISES

UNIT AT SWETTENHAM ROAD, SWETTENHAM, CONGLETON, CHESHIRE, CW12 2JY



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# WAREHOUSE

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CONGLETON, CHESHIRE, CW12 2JY



## LOCATION

The premise is located on the northern edge of Congleton, a well-regarded market town in Cheshire, approximately 25 miles south of Manchester and 10 miles north of Stoke-on-Trent.

The property benefits from good connectivity, situated approximately 1 mile from the A34 road, 5 miles from the M6 motorway (Junction 17), and around 2 miles from Congleton railway station.

Neighbouring occupiers include Country Rustics and Country Kennels, with the surrounding area comprising a mix of commercial and rural uses, making it an attractive and accessible business location.

## DESCRIPTION - [360 Tour Link Click Here](#)

The premise consists of a semi-detached unit of portal frame construction with sectional concrete slab walls, external elevation cladding beneath a metal roof. Externally, to the front of the building is shared area for loading/unloading, with a manual barrier on the yard for additional security. There is parking for approximately 2 cars near to the unit and common area cctv.

The unit has an electric roller shutter door, LED strip lighting and a mezzanine section, beneath which are storage bays with a clearance of 2.2m. The unit eaves height is 4.3m and the internal ground floor dimensions are approximately 12m x 12m.

The premise has a 4 phase electric supply (3 phase plus neutral) along, which is recharged via submeter (including 50% of the standing charge) and water. There are toilet facilities available onsite.

Due to residence onsite, access and use of the premises is to be within normal working hours and limited for out of hours, which can be discussed.

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| ACCOMMODATION              | SQ M          | SQ FT        |
|----------------------------|---------------|--------------|
| Ground Floor               | 144           | 1,550        |
| Mezzanine                  | 51.35         | 553          |
| <b>Gross Internal Area</b> | <b>195.35</b> | <b>2,103</b> |

## RENT

Subject to a minimum 3 year lease the rent will be reduced in the earlier years to Year 1 £12,000, Year 2 £13,200 and Year 3 onwards £14,400 per annum, until the next agreed review. VAT not applicable.

## RATING ASSESSMENT

We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Borough Council).

## SERVICES

Electric via submeter and water recharged on a fair and reasonable basis. There is no gas connected. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

Interested parties are advised to satisfy themselves their use is permitted, making their enquiries of the Local Planning Authority (Cheshire East Council).

## TENURE

Available on a new full repairing and insuring lease for a term to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954 and the Landlord will reserve a right for access to the adjoining lean-to unit.

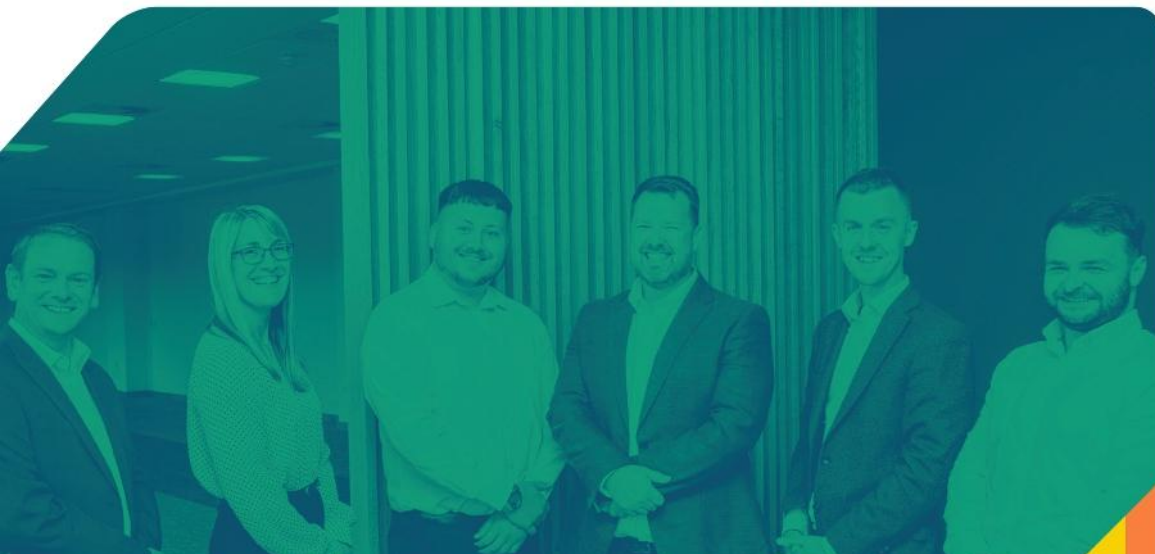


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## Commercial Agency

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## 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

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