FOR SALE / TO LET
MAJOR INDUSTRIAL/WAREHOUSE COMPLEX

ODIN296

VIKING WAY CONGLETON I CHESHIRE CW12 1LJ

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

SUBSTANTIAL POWER SUPPLY OF **1.7 MVA**

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

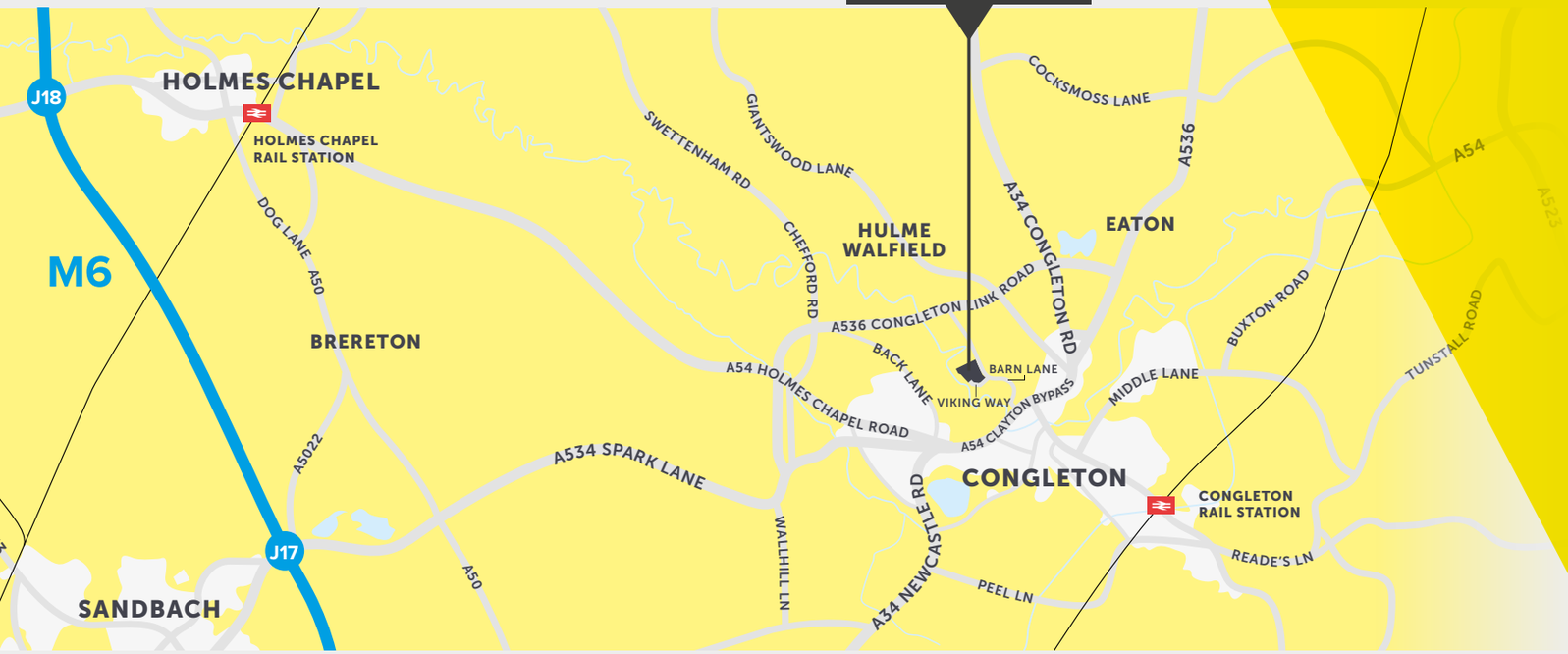
10 MINS DRIVE TO **M6(J17)**

296,388 SQ FT

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

LOCATION

CW12 1LJ
/// POETRY.BLOSSOM.OPENLY



ODIN296 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.

ODIN296 IS SITUATED IN AN ESTABLISHED BUSINESS LOCATION WITH BOTH CONGLETON BUSINESS PARK AND RETAIL PARK CLOSE BY.

CONGLETON STATION

1 mile

ROAD

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

MANCHESTER AIRPORT
30 mins drive / 18 miles

LIVERPOOL JOHN LENNON AIRPORT
53 mins drive / 42 miles

M6 MOTORWAY
(JCT 17 & 18)
RADNOR PARK INDUSTRIAL ESTATE
A536 CONGLETON LINK ROAD
NEW RESIDENTIAL
DEVELOPMENT
Castle Green
Sachet
Factory
VIKING PARK
MKM
BUILDING SUPPLIES
GREGGS
KFC
ALDI
BLOOR HOMES
ODIN296
HOWDENS
VIKING PARK
NORSE TRADE PARK
gymetc.
not just fitness
VIKING WAY
BARN ROAD
CONGLETON
TOWN CENTRE

ACCOMMODATION

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 1.7 MVA

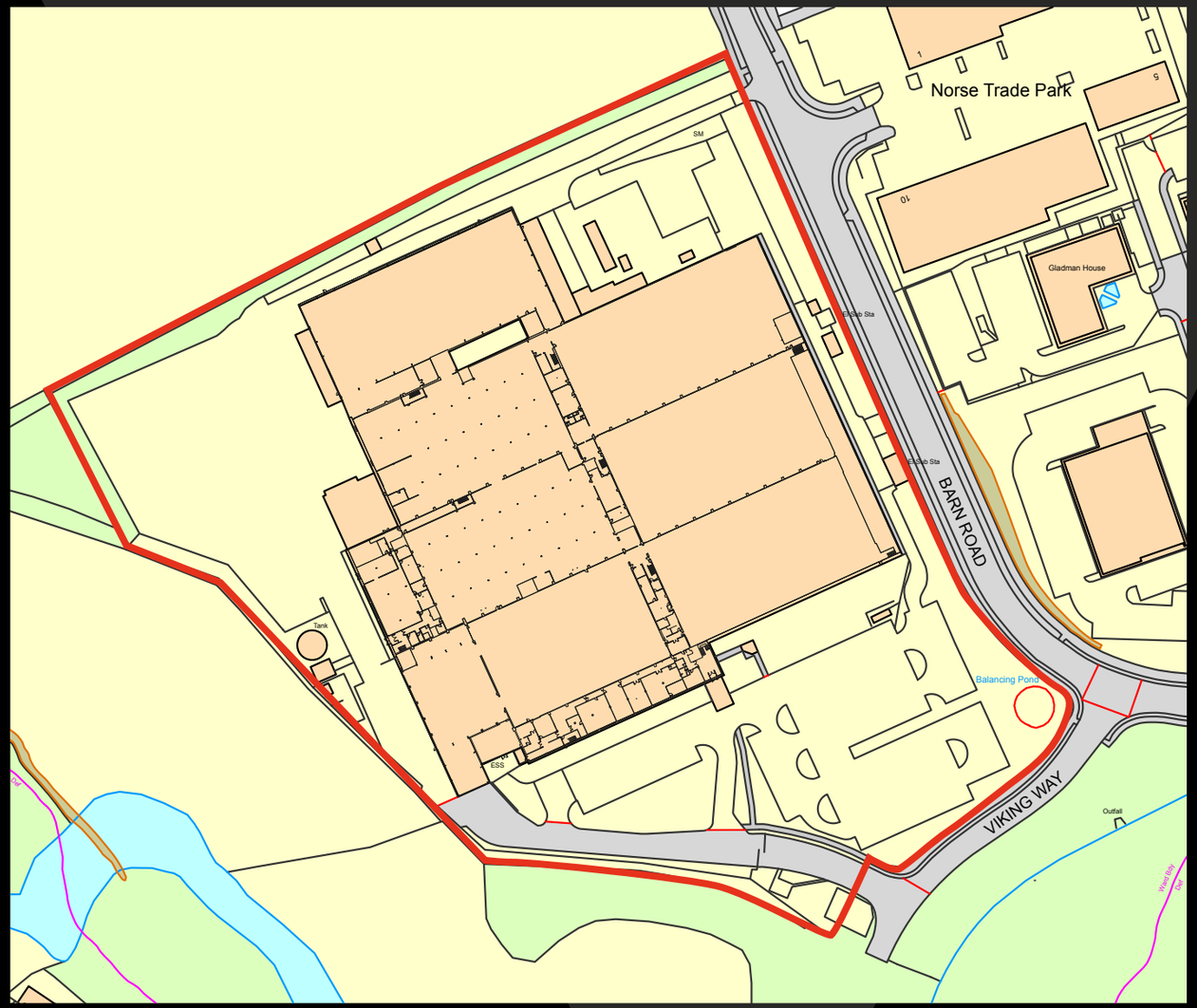
Mechanical Air Handling

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

ACCOMMODATION

SUB-DIVISION OPTIONS

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.

INDICATIVE SUB-DIVISION
OPTION A

CLICK FOR OPTION A – ACCOMMODATION

INDICATIVE SUB-DIVISION
OPTION B

CLICK FOR OPTION B – ACCOMMODATION

INDICATIVE SUB-DIVISION
OPTION C

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
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
GF Offices	8,861	823.22
FF Offices	8,861	823.22
	17,722	**1,645.44**
Total GIA	**228,160**	**21,196.75**

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
Unit 3GF	23,631	2,195.35
GF Offices	8,861	823.22
FF Offices	8,861	823.22
	17,722	**1,646.44**
Total GIA	**181,275**	**16,840.92**

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**

INDICATIVE SUB-DIVISION
OPTION C

ODIN296

VIKING WAY CONGLETON I CHESHIRE CW12 1LJ

TERMS

The property is available to rent as a whole at £5.00 psf alternatively the whole property is available to purchase for £15,000,000.

TENURE

The property is available by way of freehold titles.

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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