



Riverdane Road

Eaton Bank Trading Estate, Congleton, CW12 1PL

Industrial / Logistics Premises For Sale - Suitable For a Variety of Uses

2,998 sq ft
(278.52 sq m)

- WORKSHOP
- INTEGRATED OFFICE SPACE
- FLEXIBLE LAYOUT
- ON-SITE PARKING
- EXCELLENT LOCATION

Riverdane Road, Eaton Bank Trading Estate, Congleton, CW12 1PL

Summary

Available Size	2,998 sq ft
Price	£375,000
Rateable Value	£14,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial/workshop unit with ancillary office accommodation to the front. Internally, the building provides a workshop area, three offices, a reception, storage space, a canteen, and three toilets. The workshop is currently fitted for industrial use, while the offices and reception are finished to a practical standard. Heating is provided throughout, and the layout allows for straightforward access between the workshop, storage, and office areas. Externally, there is parking for 4–5 cars at the rear, with scope for additional spaces if the yard is cleared, together with further parking and a small landscaped area to the front, with pedestrian access from the street.

Accommodation

The accommodation comprises of the following areas:

Name	sq ft	sq m	Availability
Ground - Offices, Reception, Middle Stores, Toilets	1,475	137.03	Available
Ground - Workshop	1,523	141.49	Available
Total	2,998	278.52	

Location

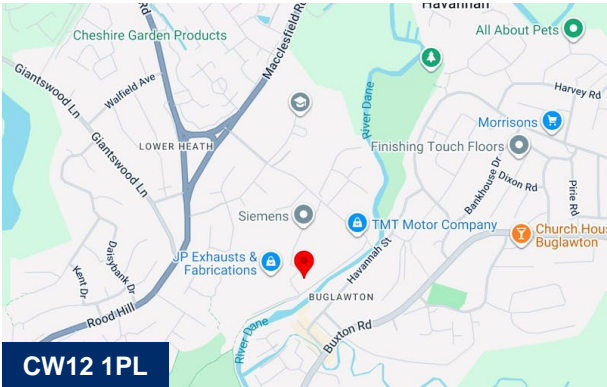
The property is located on Riverdane Road within Eaton Bank Trading Estate, a well-established commercial location in north-east Congleton. The estate benefits from good road access, being close to the A34 and A536, which link to the M6 motorway at Junction 17 and provide routes to Manchester, Stoke-on-Trent, and Macclesfield. Eaton Bank Trading Estate is home to a mix of industrial and commercial occupiers, providing a practical business environment with convenient access to Congleton town centre and local amenities.

Viewings

Strictly by appointment only with sole agents Hallams.

Terms

The premises are available by way of freehold disposal. Vacant possession is expected in Q1 2026.



Viewing & Further Information



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