



**The Studio, The Dairyground**  
Congleton Road, Alderley Edge, SK10 4TD

**TO LET - RETAIL / LEISURE  
PREMISES**

**1,678 sq ft**  
(155.89 sq m)

- GREAT LOCATION
- SUITABLE FOR VARIOUS USES
- LEISURE HUB
- EPC RATING A
- PARKING ON SITE

# The Studio, The Dairyground, Congleton Road, Alderley Edge, SK10 4TD

## Summary

Available Size	1,678 sq ft
Rent	£55,000 per annum
Rateable Value	£14,500 Current rateable value (1 April 2023 to present)
VAT	All prices are exclusive of but may be liable to VAT
Legal Fees	Each party to bear their own costs
Estate Charge	£1,600 per annum
EPC Rating	A

## Description

The property comprises a modern, self-contained studio building constructed in 2018, which has most recently been used for leisure purposes. The accommodation extends to approximately 1,678 sq ft, all at ground floor level. Internally, the premises are largely open plan, providing a versatile layout suitable for a range of occupiers. The space is complemented by a dedicated office area together with WC facilities. The specification allows for straightforward adaptation to alternative uses, subject to any necessary consents. The building benefits from ample natural light, air-conditioning, and a practical layout, making it suitable for a variety of uses including, but not limited to, studio, leisure, wellness, showroom, offices or similar uses. Externally, the property includes dedicated on-site parking.

## Accommodation

Name	sq ft	sq m	Availability
Unit - The Studio	1,678	155.89	Let
Total	1,678	155.89	

## Location

The Studio is located at the Monks Heath A34 interchange, providing excellent connectivity between Alderley Edge, Knutsford, Chelford, Macclesfield, Wilmslow and Congleton. The property occupies a prominent position adjacent to the traffic-light controlled junction, benefiting from strong visibility and easy access.

The location sits at the heart of the Cheshire Golden Triangle, an area widely regarded as one of the most desirable commercial and residential locations in the region. The property is approximately one mile from Alderley Park, the former headquarters of AstraZeneca, which has since been transformed into a well-established business park accommodating a wide range of occupiers across life sciences, technology and professional services. The surrounding road network provides straightforward access to the wider Cheshire and South Manchester area, making the location well suited to a range of occupiers.

## Viewings

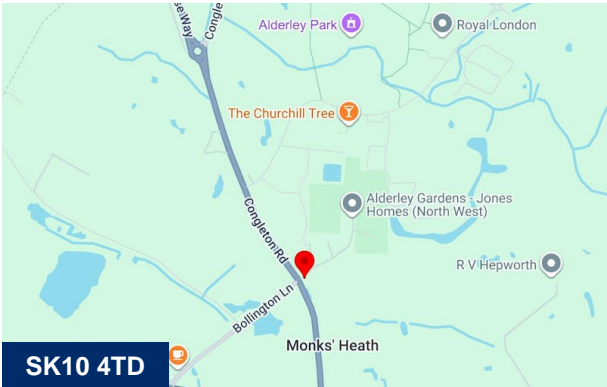
Strictly by appointment with sole agents HALLAMS.

## Terms

The premises are available by way of a new lease for a term of years to be negotiated.

## Local Authority

Cheshire East



## Viewing & Further Information



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