

# TO LET

## INDUSTRIAL / WORKSHOP PREMISES

UNIT 11, GROUND FLOOR, HOLLAND BUSINESS PARK, RIVERDANE ROAD, CONGLETON, CHESHIRE, CW12 1PN



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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 - [VIRTUAL TOUR](#)

The property comprises of a mid-terraced property of steel portal frame construction with cladded elevation facing Riverdane Road and brick elevation onto the estate yard.

Unit 11 comprises the ground floor, an open plan workshop with roller shutter and pedestrian access from the yard.

Internally the area is self-contained with a modern fitout, benefitting from:

- 2 x Allocated Car Parking Spaces
- 2 x WC's
- LED Lighting
- Electric Roller Shutter
- Kitchenette
- Security Shutters
- Open Plan Layout



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ACCOMMODATION	SQ.M.	SQ.FT.
UNIT 11	179.83	1,936

## RENT

£19,360 per annum.

## TENURE

A new full repairing and insuring lease for a term of years to be agreed. The lease will include for contributions towards a service charge, further details available upon request.

## RATING ASSESSMENT

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 which we understand is not applicable.

## SERVICES

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





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## EPC

Ground Floor D - 87

## LEGAL COSTS

Each party is responsible for their own legal and professional costs in relation to the transaction.

## 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

**Rob Stevenson**

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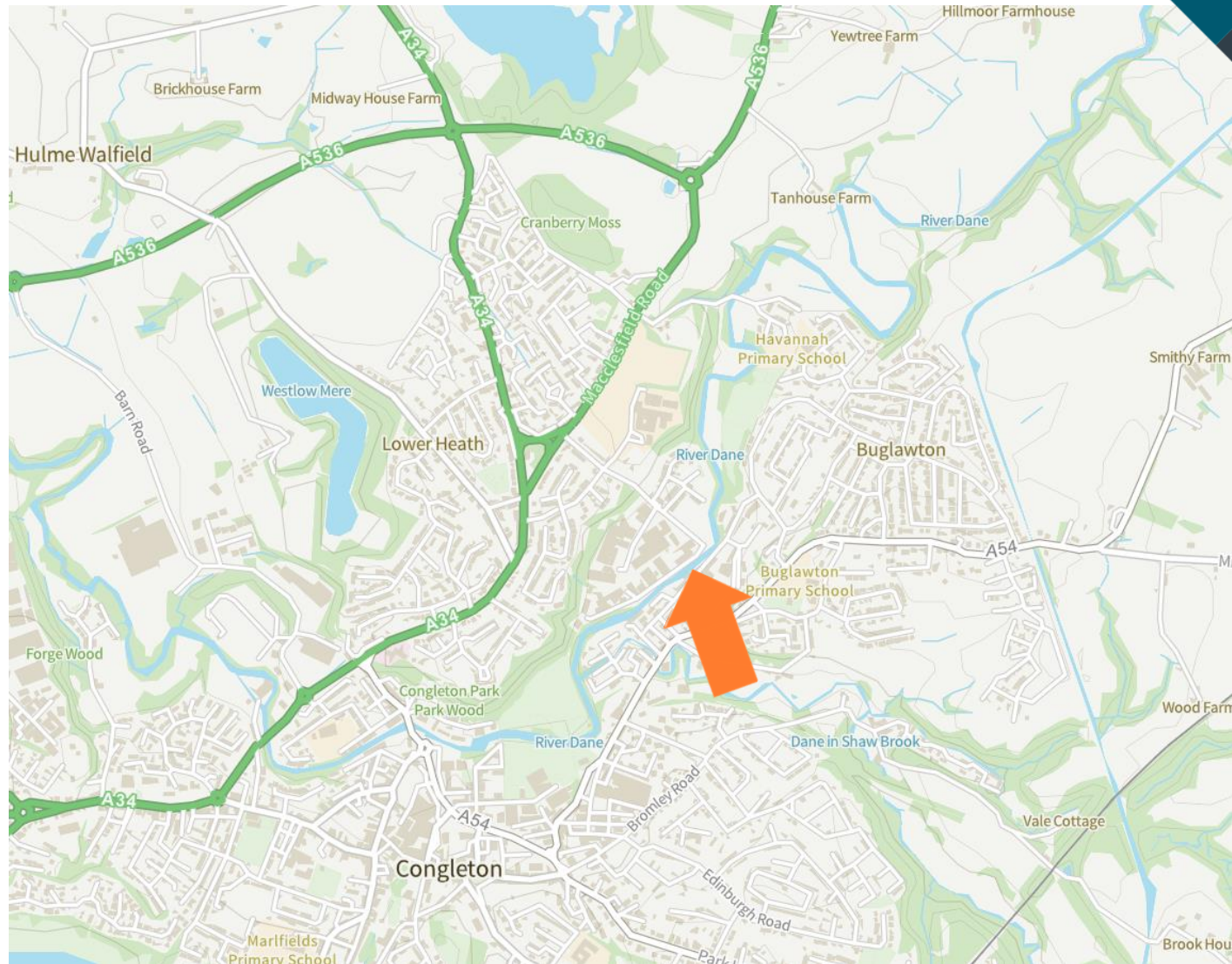
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## Mounsey Chartered Surveyors

Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU



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# Our services

**Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.**

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.

[mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) ☎ 01782 202294



## 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 Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## 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.