

Industrial

UNIT 8 | NORSE TRADE PARK

Barn Road, Congleton, CW12 1GW

Images coming soon

UNIT 8 | 4,014 SQ FT

Unit 8 comprises 4,035 sq ft of modern trade counter space, designed with occupier flexibility in mind

Unit 8 comprises 4,035 sq ft of modern trade counter space, designed with occupier flexibility in mind. The unit includes electric loading doors, 8.4m clear internal height, and 37.5kN/sq m floor loading. It is delivered to a shell specification, ready for bespoke fit-out, and benefits from ground floor trade counter layout, electric vehicle charging points, and ample parking.

Situated within a key gateway location, Norse Trade Park offers direct access to the Congleton Link Road and is just 0.25 miles from Congleton Retail Park, making it ideal for trade and commercial occupiers seeking high visibility and connectivity.

Lease Type

New

Images coming soon

✓ Unit Summary

- Close to Transport
- Car Parking
- Premier Industrial Location
- Electric Roller Shutter Door
- EV Car charging
- Office Accommodation

£ Occupational Costs

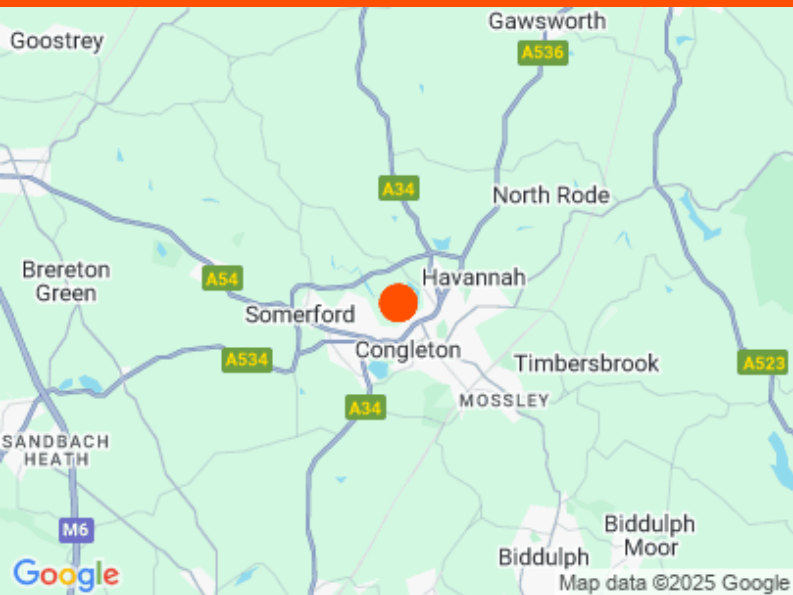
	Per Annum	Per Sq Ft
Rent	£53,186.00	£13.25
Rates	£17,589.75	£4.38
Service Charge	Not specified	Not specified
Insurance	£753.00	£0.19
Total Cost	£74,975.75	£18.68

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

Industrial

UNIT 8 | NORSE TRADE PARK

Barn Road, Congleton, CW12 1GW



Location

Located within Congleton Business Park and directly connected to the new £90m Congleton Link Road, Norse Trade Park is just 6.5 miles from Junction 17 of the M6. This prime Cheshire site offers streamlined access to Manchester, Stoke-on-Trent, and the wider UK motorway network.



Road
M6: 6.5 miles



Airport
Manchester Airport: 18 miles



Rail
Congleton Station: 1.6 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (26)

Key Contact



Natalie Loboda
Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



+44(0) 808 169 7554



enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us



For more info please visit: unit.info/U4P0800117

+44(0) 808 169 7554