

NORSE TRADE PARK

Congleton CW12 1GW

- › 10 new trade counter and industrial/warehouse units
- › 2,913 - 8,910 sq ft (units 7 & 8 combined)
- › Howdens, Paintwell and Mr Tyre now in occupation

To let

A development by:

Chancerygate 

Last few units remaining

NORSE TRADE PARK

Norse Trade Park is a modern business park environment with a mix of industrial and office accommodation

Directly connected to the new £90m Congleton Link Road

Excellent connectivity to the M6 and wider Cheshire market

1 mile from Congleton Town Centre

0.25 miles from Congleton Retail Park

Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

- Low air permeability design
- Photovoltaic panels on unit 10
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



Industrial/warehouse

Trade counter

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1		LET	7,763
2		LET	4,008
3		LET	4,005
4	4,002	1,331	5,333
5		LET	2,908
6	2,038	875	2,913
7	4,875	-	4,875
8	4,035	-	4,035
9		LET	4,014
10		LET	5,092

Planning Use

E (g)(iii) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Direct connection to NEW £90m Congleton Link Road

Benefits of the new link road:

Reduces congestion through Congleton Town Centre.

Bypasses Congleton Town Centre when travelling to the M6 from the north.

Improved connectivity to South Manchester and the M6.

Norse Trade Park is now located at a key gateway into the town.





Manchester ▲

Macclesfield ▼

A536

A34

A536

Viking Way

Norse Trade Park

Airbags International

Congleton Retail Park

Congleton Town Centre ▶

A34

Industrial and Warehouse Units 4 & 6

5,333 & 2,913 sq ft

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



6.5m-8.4m clear internal height



37.5kN sq m floor loading



Electric loading doors



First floor for storage or fitting out as office space



Generous parking facilities



Electric car charging points



12 year collateral warranty available

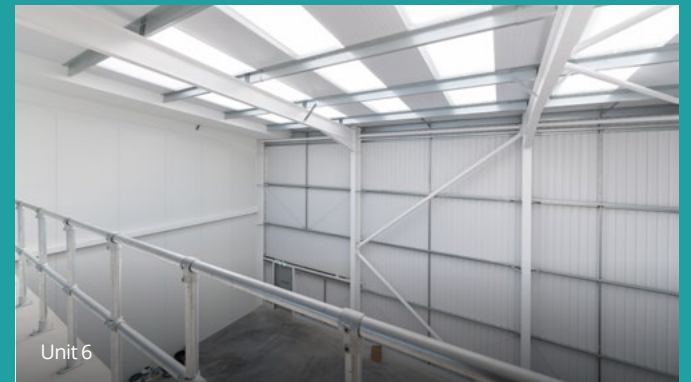


Landscaped environment





NORSE TRADE PARK



Trade Units 7 & 8

4,875 & 4,035 sq ft (8,910 sq ft units combined)

General Specification

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.4m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ground floor shell trade counter units</p>	 <p>Ability to combine units</p>	 <p>Generous parking facilities</p>
 <p>Electric car charging points</p>	 <p>12 year collateral warranty available</p>	 <p>Landscaped environment</p>

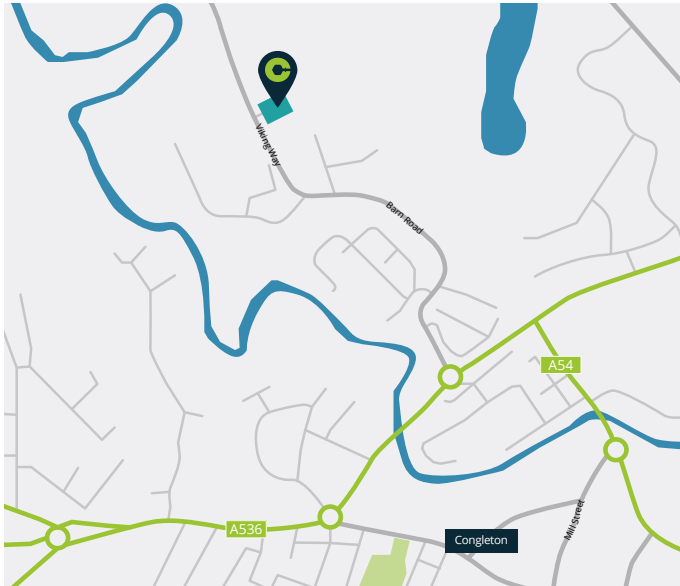




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norsetradepark.co.uk

Travel Distances

Road:

Congleton Town Centre	1 mile
Crewe	13.2 miles
Stoke-on-Trent	14.3 miles
Manchester	26.1 miles
A34	0.5 miles
M6	6.4 miles

Rail:

Congleton Train Station	1.9 miles
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Airport:

Manchester Airport	17.1 miles
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, January 2024. 24727.01/24