



VIKING103

VIKING WAY • CONGLETON • CHESHIRE • CW12 1TT

New Build Logistics / HQ Facility
in a Strategic Location

103,222 sq ft (9,590 sq m)

TO LET / MAY SELL



INDICATIVE IMAGE



INDICATIVE IMAGE

Description

Viking 103 is a fully consented development opportunity capable of delivering a new-build warehousing and logistics facility of 103,222 sq ft.

| | sq ft | sq m |
|-----------------------------|----------------|-----------------|
| Ground Floor Warehouse Area | 98,272 | 9,129.77 |
| Ground Floor Office Area | 2,547 | 236.61 |
| First Floor Office Area | 2,403 | 223.27 |
| Total | 103,222 | 9,589.65 |

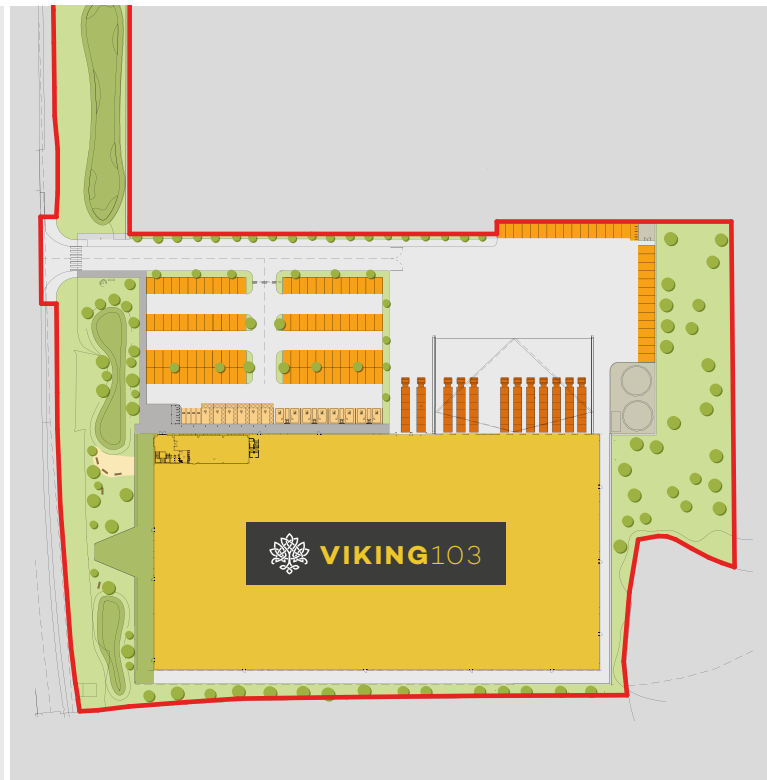
Planning

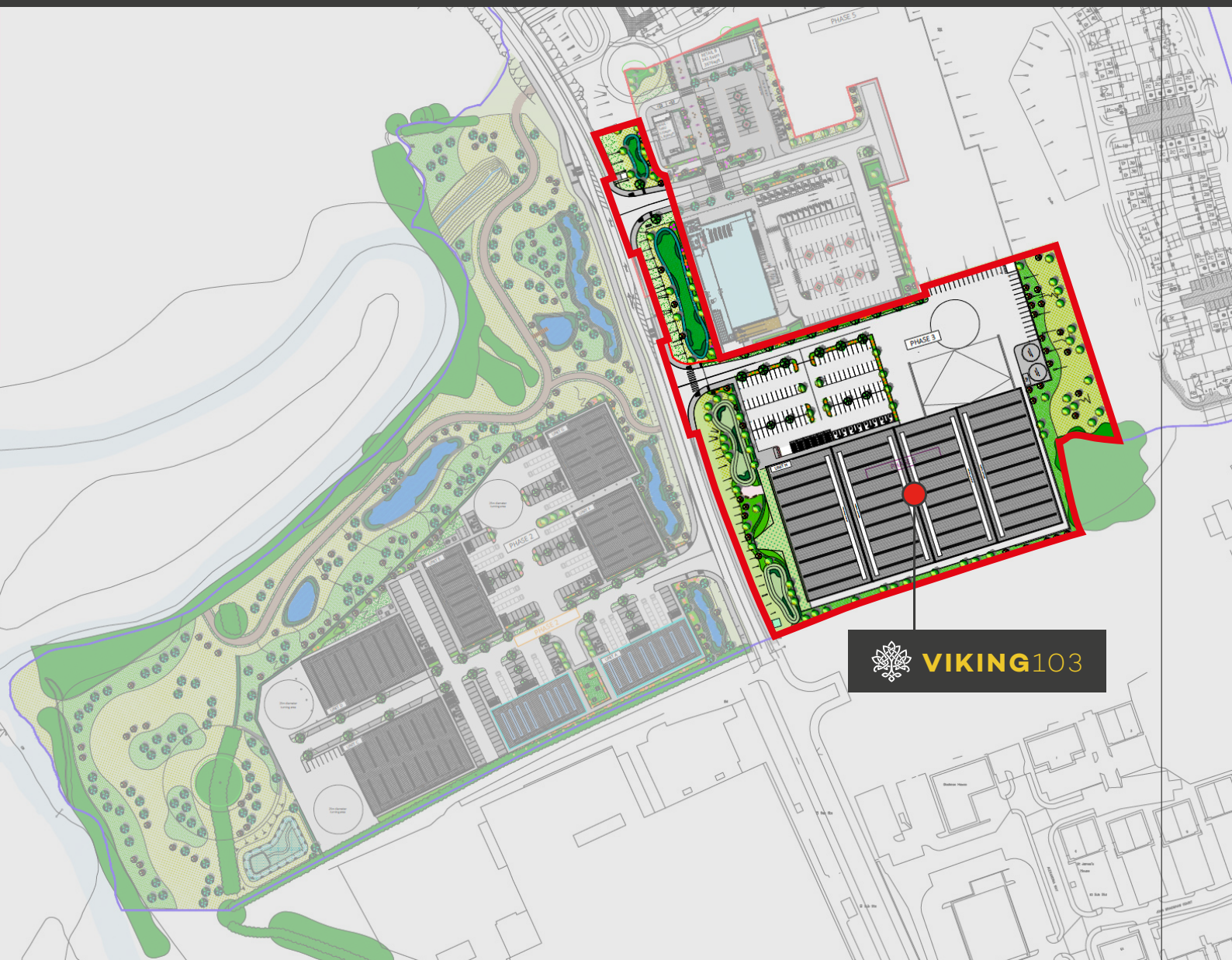
The proposed facility has a detailed planning consent for uses falling within classes B2/B8 and ancillary E (g) of the Use Classes Order.

Sustainability

The proposed facility will provide a building with a minimum BREEAM rating of Very Good and will incorporate key sustainability features which will surpass key CO2 emission target of approved document L2A including:

- Solar PV panels
- High performance glazing
- Low energy lighting
- Water minimisation technology
- Materials sourced from ethical locations



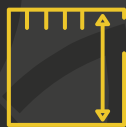


Specification

The proposed facility has a detailed planning consent to provide the following specification:



12 metre eaves height



40m yard depth



8 dock loading doors



2 Euro dock loading doors



4 bay, barrel vaulted roof



141 car parking spaces



2 storey office content



PV roof panels



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Location

Viking 103 benefits from excellent connectivity to the M6 motorway via the new £90m Congleton Link Road. Junction 17 of the M6 is within 6 miles (less than 10 minute drive time). The new link has also significantly improved access around Congleton and the wider Cheshire market.

| City/Town | Miles | Minutes | City/Town | Miles | Minutes |
|----------------|-------|---------|--------------------|-------|---------|
| Manchester | 26 | 1hr | Port of Liverpool | 51 | 1hr 23m |
| Birmingham | 63 | 1hr 16m | Manchester Airport | 16 | 28 |
| Liverpool | 46 | 1hr 29m | Crewe | 14 | 31 |
| Stoke-on-Trent | 15 | 40 | Warrington | 26 | 53 |

Terms

The building will be offered by way of a new Full Repairing & Insuring Lease on terms to be agreed. Consideration will also be given to a sale of the freehold interest. Prices on application.

Schedule

A new building can be delivered within a maximum period of 6 months from commencement of build programme.

EPC

The EPC rating is TBC.

Further Information

Please contact the joint agents:

Williams Sillitoe
0161 850 8030
willsill.co.uk

Mark Sillitoe
0797 007 2128
ms@willsill.co.uk

harrislamb
PROPERTY CONSULTANCY
01782 272555
www.harrislamb.com

Andrew Groves
0796 626 3287
andrew.groves@harrislamb.com

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