

# NORSE TRADE PARK

## Congleton CW12 1GW

- › 10 new trade counter and industrial/warehouse units
- › 2,913 - 4,035 sq ft
- › Howdens, Paintwell and Mr Tyre now in occupation

To let



A development by:

Chancerygate 

Last two 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    | HOWDENS               |             | 7,763 |
| 2    | PORTICO SPORT UK      |             | 4,008 |
| 3    | AMS ELECTRONICS       |             | 4,005 |
| 4    | PEANUT & PICKLE       |             | 5,333 |
| 5    | JP PRECISION SERVICES |             | 2,908 |
| 6    | 2,038                 | 875         | 2,913 |
| 7    | UNDER OFFER           |             | 4,875 |
| 8    | 4,035                 | -           | 4,035 |
| 9    | PAINTWELL             |             | 4,014 |
| 10   | MR TYRE               |             | 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

A34

Congleton Town Centre ▲



# Industrial and Warehouse Unit 6

2,913 sq ft

## General Specification

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



6.5m 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 Unit 8

4,035 sq ft

## General Specification

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



8.4m clear  
internal height



37.5kN sq m  
floor loading



Electric  
loading doors



Ground floor shell  
trade counter  
units



Generous parking  
facilities



Electric car  
charging points



12 year collateral  
warranty available



Landscaped  
environment





# NORSE TRADE PARK



Unit 7

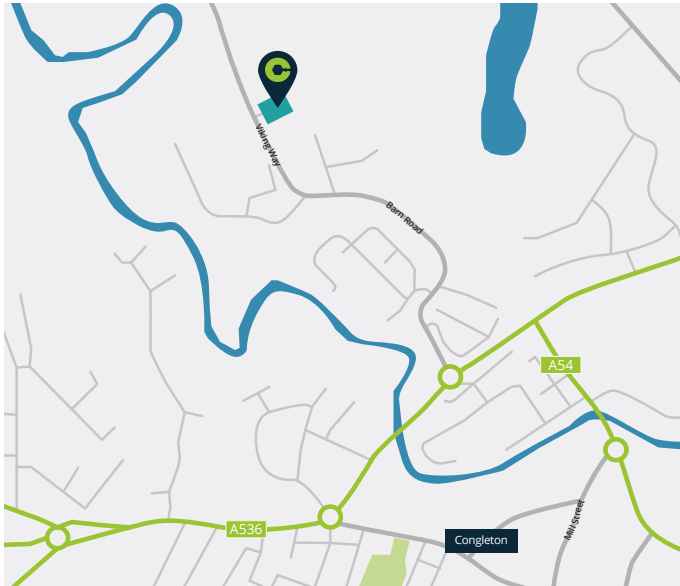


Unit 10





# NORSE TRADE PARK



[norsetradepark.co.uk](http://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 |
|-------------------------|-----------|

### Airport:

|                    |            |
|--------------------|------------|
| Manchester Airport | 17.1 miles |
|--------------------|------------|

Barn Road  
Congleton CW12 1GW

/// [snails.parsnips.blisses](http://snails.parsnips.blisses)

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