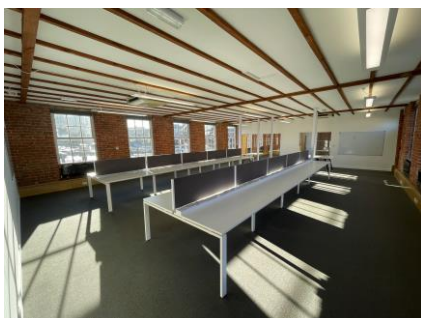
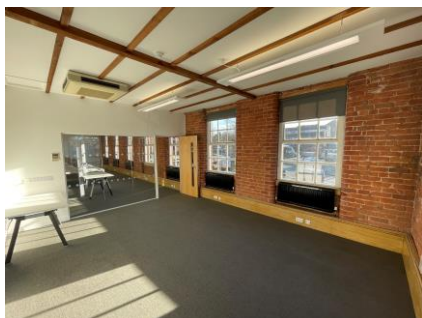


Riverside & Meadowside, Mountbatten Way, Congleton, CW12 1DY



“Well-appointed offices
available on all-inclusive
basis ”

TO LET

**FIRST FLOOR OFFICE
WITH CAR PARKING**

2,317 SQ FT

**t: 01625 800 066
t: 01565 260 000**

LOCATION

Riverside & Meadowside is a high quality serviced office space in Congleton. The building is conveniently situated off Mountbatten Way, accessible from the roundabout connecting the A54 with Mill Street and Mountbattan Way. Congleton Town Centre is a two-minute walk from the office, providing a selection of shops and restaurants. Congleton Park and the towns leisure centre are both within walking distance of the office.

Congleton Railway station is 1 mile from the office, providing regular services to Manchester (41 minutes) and London (1 hour 44 minutes). J17 of the M6 is 6 miles from the office whilst Manchester Airport is approximately 14 miles to the northwest.

AVAILABILITY

First floor – 2,317 sq ft

DESCRIPTION

Meadowside offers Grade A office space maintained to the highest standard. The property boasts; an on-site building manager, 24/7 fob access, on-site parking, lift access, bike racks, daily Royal Mail post collection and bathrooms on every floor. Tenants have use of a 30-person meeting room on site, free of charge

The office is character-filled with exposed brick walls, large windows, high ceilings and has been modernised to a high standard, including LED lighting, Air Conditioning and perimeter trunking.

Whilst predominantly open plan the office benefits from 2 meeting rooms, a kitchenette and break out area.

The office suite can be offered furnished or unfurnished.

RENT

£50,000 pa - **The suite is available on an all-inclusive basis excluding Business Rates and Internet**

PARKING

Car parking spaces are allocated in the secure on site car park, **free of charge**

RATES

Rateable value £TBC

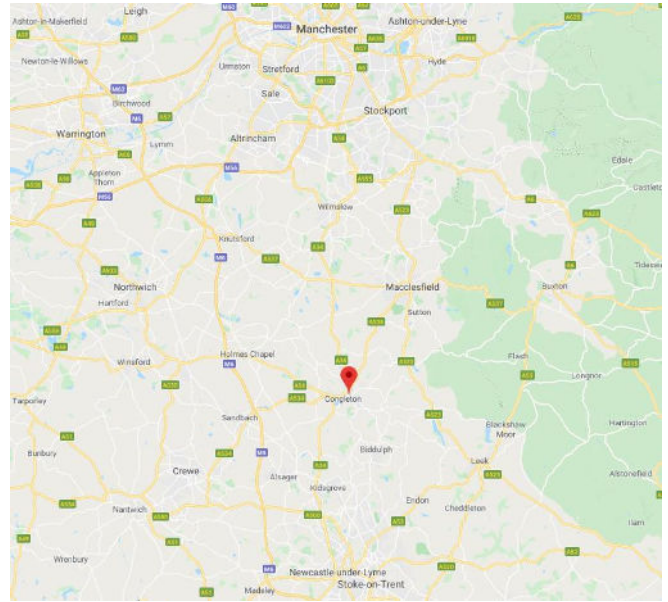
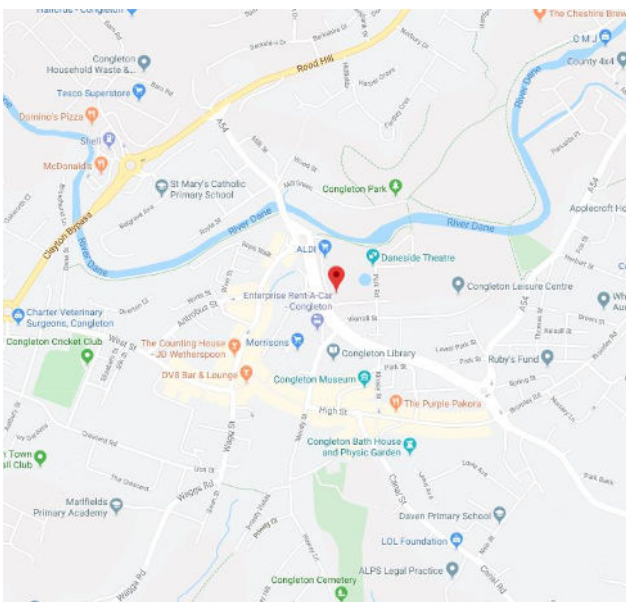
VAT

All prices and outgoings are liable for VAT.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 07557 853 813** or contact Simon Gardner at sg@willsill.co.uk

**Subject to Contract
January 2024**



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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