

**FOR SALE**

**533 sq m (5737 sq ft)**



## **MODERN DETACHED OFFICE BUILDING**

**MOUNTBATTEN WAY  
WORRALL STREET  
CONGLETON  
CW12 1DT**

**Description:** A substantial detached office building prominently positioned within an established commercial location close to Congleton town centre. The property offers flexible office accommodation suitable for owner occupiers, investors, professional practices, medical or educational operators and a variety of alternative commercial uses subject to any necessary consents.

The property was constructed in the late 1980s by respected local developers, Gladman, and comprises a modern two storey office building of traditional construction with brick elevations beneath a pitched tiled roof together with concrete intermediate floors.

The accommodation provides a mixture of open plan cellular office space together with ancillary staff facilities arranged over ground and first floors. There are double glazed windows giving good natural light throughout and electric heating is installed. Excellent on site car parking is available.

## Mountbatten Way, Worrall Street, Congleton

**Location:** The property occupies a convenient and accessible position on Mountbatten Way off Worrall Street close to Congleton town centre and a range of local amenities. The area continues to attract investment and redevelopment due to its strategic north west location improving transport infrastructure.

**Planning and Alternative Uses:** The property may be suitable for a range of alternative uses falling within Use Class E. Given the building's configuration, parking provision and established commercial setting, the property could offer potential for conversion to residential apartments or alternative mixed use schemes.

**Tenure:** The property is held Freehold.

**Price:** £795,000 exclusive

**EPC:** A copy of the Energy Performance Certificate can be made available on request.

**ANTI-MONEY LAUNDERING COMPLIANCE:** In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required for a successful transaction.

**COSTS:** All figures quoted are exclusive of but may be liable to VAT.

**VIEWING:** Strictly by appointment, contact **Chris Stubbs** of **Greenham Commercial**.

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