

1,000-120,000 SQ FT
TO LET/MAY SELL

RADNOR POINT

CONGLETON, CW12 4XJ

SUITABLE FOR A RANGE OF USES

-  WAREHOUSE
-  INDUSTRIAL
-  TRADE
-  BUSINESS SPACE

RADNOR POINT



**CENTRALLY
LOCATED FOR
NORTH & SOUTH**



**DIRECT ACCESS
TO THE CONGLETON
BYPASS**

LOCATION

Congleton is located midway between Macclesfield approximately 12 miles to the north and Stoke-on-Trent approximately 14 miles to the south. The area is connected by the A54 which runs west towards the M6 approximately 7 miles away, with links north to Warrington and south to Birmingham.

The A34 runs in a north east direction to Manchester, and south to Newcastle-Under-Lyme/ Stoke-on-Trent. The Congleton Link Road (CLR) which joins the A534 with the A536 is now open vastly improving accessibility links in the area, particularly to the M6 Motorway.

The railway station of Congleton (CNG) is approximately 2.5 miles away by road, providing services north to Macclesfield/ Manchester and south to Stoke-on-Trent/ Birmingham.

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



RADNOR POINT

DESCRIPTION

Radnor Point is a new-build Industrial development in Congleton with access provided from Back Lane/Shire Avenue which it turn provides direct access to the Congleton Bypass (Wolstenholme Elmy Way) and links to the M6 Motorway at J17.

The site comprises 12 acres in total split across 2 plots (Plot 1: 4 acres, Plot 2: 8 acres) and will offer a range of Industrial, Warehouse and Trade space ranging from 1,000-120,000 sq ft.

Units will be delivered to a high specification with EPC A and BREEAM Ratings of Very Good.



FROM 1,000
TO 120,000 SQ FT



PLOTS OF APPROX
6 ACRES EACH



ABILITY TO
COMBINE UNITS



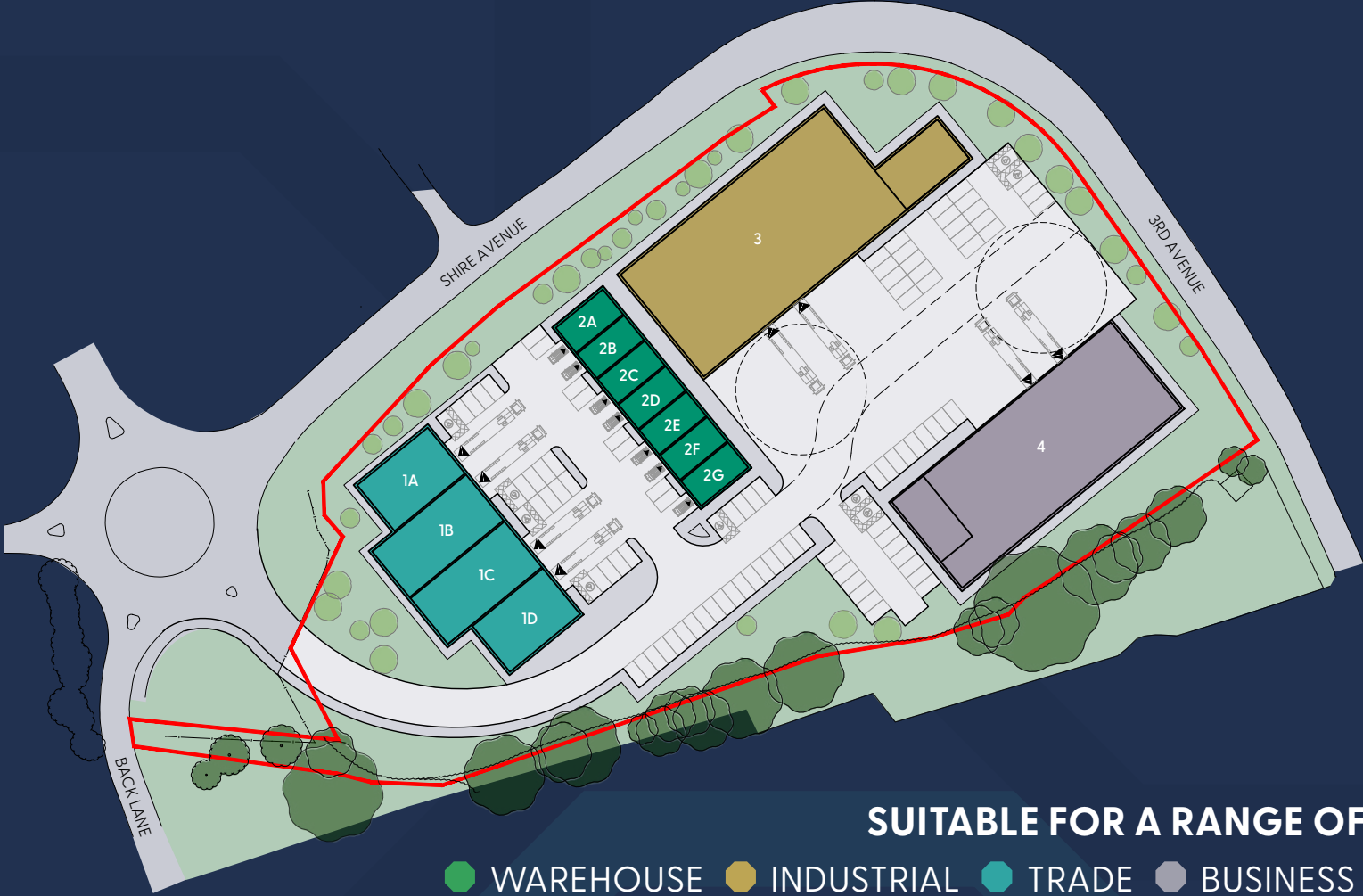
BREEAM®
VERY GOOD



EPC
A

INDICATIVE LAYOUT: PLOT A

Unit	Ground Floor GIA		First Floor GIA		Total Unit GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Unit 1A	216	2,325			216	2,325
Unit 1B	288	3,100			288	3,100
Unit 1C	288	3,100			288	3,100
Unit 1D	216	2,325			216	2,325
Unit 2A	74.5	800	74.5	800	149	1,600
Unit 2B	74.5	800	74.5	800	149	1,600
Unit 2C	74.5	800	74.5	800	149	1,600
Unit 2D	74.5	800	74.5	800	149	1,600
Unit 2E	74.5	800	74.5	800	149	1,600
Unit 2F	74.5	800	74.5	800	149	1,600
Unit 2G	74.5	800	74.5	800	149	1,600
Unit 3	1,512	16,275	151	1,628	1,663	17,903
Unit 4	1,232	13,261	123	1,326	1,355	14,587
TOTAL SITE GIA					5,069	54,540



SUITABLE FOR A RANGE OF USES

● WAREHOUSE ● INDUSTRIAL ● TRADE ● BUSINESS SPACE



UNITS RANGING
FROM 1,600 –
37,800 SQ FT



ABILITY TO
COMBINE TO CREATE
A RANGE OF SIZES



DEDICATED PARKING
AND LOADING AREA
FOR EACH UNIT



OFFICE
ACCOMMODATION
CAN BE INCLUDED
WHERE REQUIRED



ALL UNITS WITH
3 PHASE POWER
SUPPLY

RADNOR POINT

CONGLETON, CW12 4XJ

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FURTHER INFORMATION

TERMS

Consideration may be given selling units on a freehold basis.

VAT

VAT will be payable on any transaction at the prevailing rate.

RENT/PRICE

On application.

COSTS

Each part to be responsible for any costs incurred during transactions.

CONTACT

For further information or to arrange a viewing please contact the agents Williams Sillitoe or Harris Lamb;

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