

ADLINGTON HOUSE

HIGH QUALITY OFFICE ACCOMMODATION
FOR SALE / TO LET



ADLINGTON HOUSE | ALEXANDRIA WAY | CONGLETON | CHESHIRE | CW12 1LB

5,088 - 15,264 SQ FT (472 - 1,418 SQ M)

Approx. Net Internal Area





DESCRIPTION

Description

Location

Floor plan

Gallery

Contacts

Adlington House was constructed in 2019 to a very high specification including:

- 3 storey HQ style building
- Ground floor reception
- Variety of open plan and partitioned office accommodation
- Toilet and kitchen facilities on each floor
- Raised access floors
- LED lighting
- Air conditioning
- 15 person passenger lift
- 12 EV car charging points
- Very generous onsite parking - 130 parking spaces (Ratio 1:117 sq ft)
- Self contained site

The ground floor is partly fitted out with a commercial kitchen and dinning area that could potentially be removed and reinstated to office space if required.



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Adlington House is located on an established business park accessed via Alexandria Way which lies to the north of Congleton Retail Park on the edge of Congleton town centre. The location benefits from a broad range of amenities to include M&S Foodhall, Tesco, Costa Coffee and McDonalds to the south with Aldi, KFC and Starbucks to the north.



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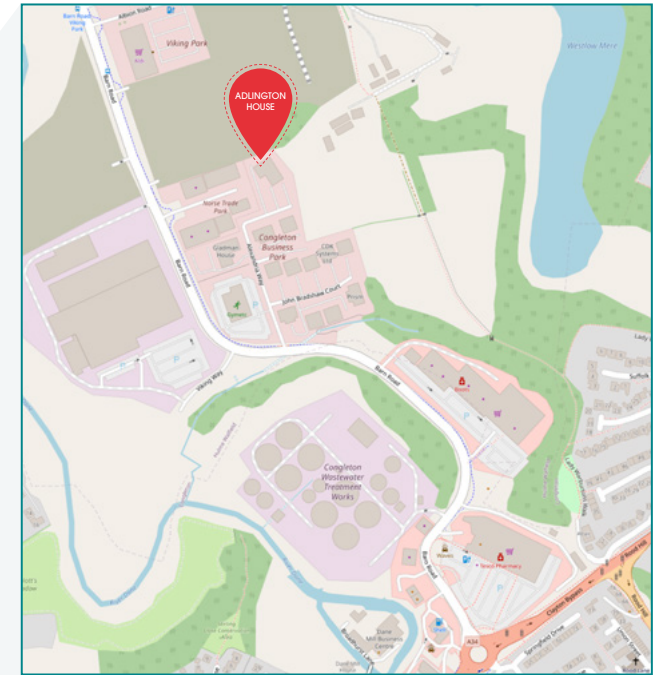
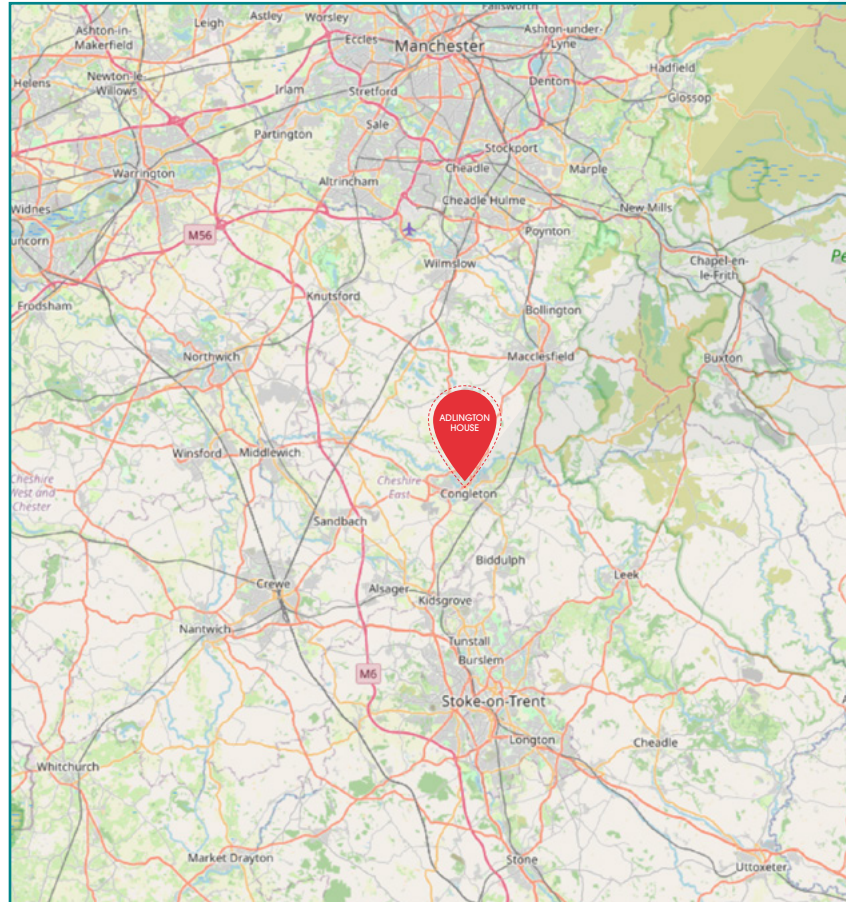
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Local development

Over the last 3 years there has been a considerable amount of development in the surrounding area following the completion of the Congleton Link Road. This development includes several hundred new homes under construction along the route of the Link Road plus several commercial and retail developments. The Link Road lies 0.75 miles to the north and provides easy access to Junction 17 M6 motorway and access to a variety of arterial roads to include the A34 to Manchester (approx. 25 miles) and A536 to Macclesfield (approx. 9 miles).

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FLOOR PLAN

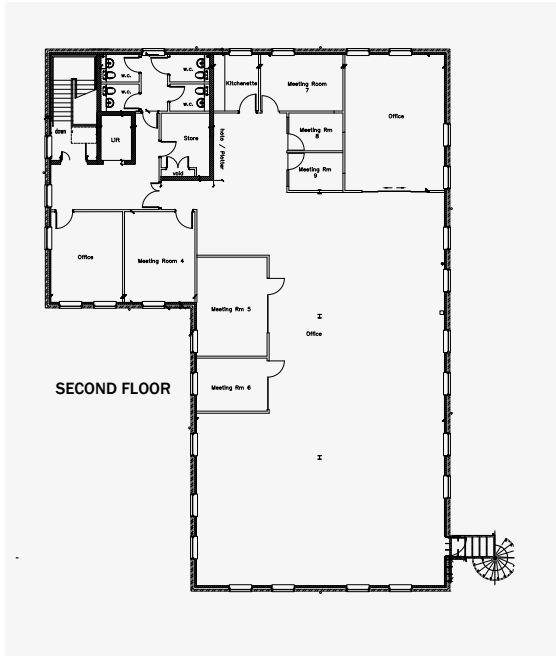
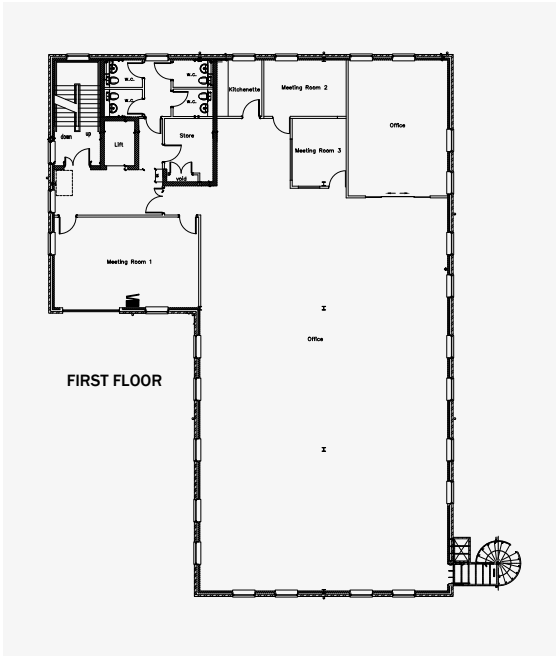
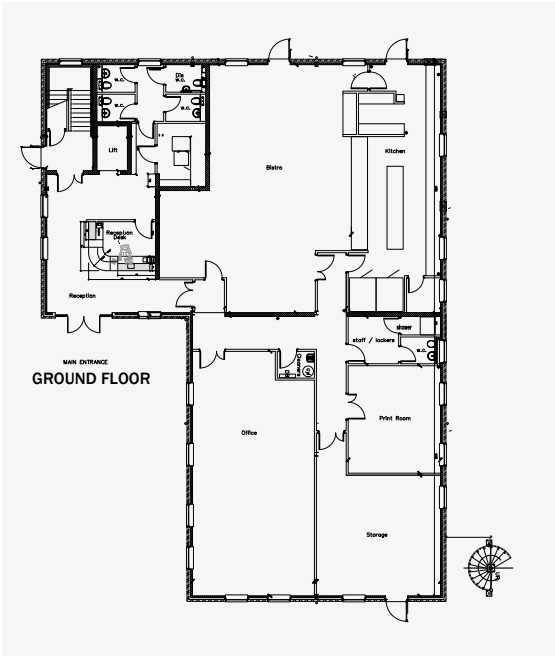
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	SQ FT	SQ M
Ground floor (Inc reception and kitchen locker room)	5,088	472.69
First Floor	5,088	472.69
Second floor	5,088	472.69
APPROXIMATE NET INTERNAL AREA	15,264	1,418.07





GALLERY

[Click here](#) to see a virtual tour of the property

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KEY INFO

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Tenure

The building can be made available on a leasehold basis floor by floor or potentially as a whole. Alternatively, the freehold of the property can be made available subject to a leaseback on part. Further information available from the agents.

Rent / Price

Upon application.

Service charge

An estate charge is payable covering external areas. If the property becomes multi let, a building service charge will also be payable to cover communal areas and the external fabric of the building. Details available from the agents.

Business rates

Rateable Value - £176,000 April 2026 listing.

Energy performance certificate

EPC Rating - B (32)

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant / purchaser is advised to obtain verification from their solicitor or surveyor.

Legal costs

Each party to be responsible for their own costs incurred.

VAT

All prices quoted exclusive of VAT.

Money laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.

harrislamb
PROPERTY CONSULTANCY

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Viewing

Strictly via the sole agents

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