



- QUALITY MODERN OPEN PLAN OFFICES
- AMOUNTING TO 686 ft<sup>2</sup> (63.7 m<sup>2</sup>)
- GAS FIRED CENTRAL HEATING
- CONVENIENT LOCATION
- AVAILABLE FROM 20/06/2024.

## First Floor Office, Building Adj Park View House

Worrall Street, Congleton, Cheshire CW12 1DT

Annual Rental Of £6,000 (no VAT payable)



Quality open plan offices 686 ft<sup>2</sup> (63.7m<sup>2</sup>)

Conveniently situated next to Congleton Park and to the rear of Congleton Leisure Centre. Quiet and secur first floor offices with roller shutter entrance.

Internally it is heated by gas fired central heating and having Velux roof lights. Ample 13 Amp power points, fitted kitchen area and w.c.

Available from 20/06/2024.

### The accommodation briefly comprises

(all dimensions are approximate)

Wide steel stairs to: :

**ENTRANCE** : Roller shutter frontage with door to:

**OPEN PLAN OFFICE** 49' 0" x 14' 0" (14.92m x 4.26m); Incorporating w.c. and fitted kitchen area. 13 Amp power points throughout. Radiators. Baxi combination wall mounted gas boiler.

**RATEABLE VALUE** : £3750 per annum. No rates will be payable if this is the only premises the business occupies.

**LEASE TERMS** : By negotiation.

**SERVICES** : All mains services are connected (although not tested).

**VIEWING** : Strictly by appointment through sole letting agent TIMOTHY A BROWN.

**PROOF OF IDENTITY**: To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

**CREDIT CHECK**: On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

#### Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

**LOCAL AUTHORITY**: Cheshire East

**DIRECTIONS**: From our office proceed along West Street taking the first right onto Antrobus Street, turn left onto Mill Street and continue to the roundabout, whereupon take the third exit onto Mountbatten Way. Upon reaching the traffic lights turn left into Worrall Street and proceed to the end of the road where the property will be found on the right hand side.

### NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTIONS ACT

Timothy A Brown for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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5. These particulars do not constitute part of any offer or contract.
6. The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
7. The date of this publication is **April 2024**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a  
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[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)