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1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
2. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to view.
3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (V.A.T). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.
4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition of operation.
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 **October 2024**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.



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.



2-4 West Street Congleton Cheshire CW12 1JR
 Tel: 01260 271255 Email: contact@timothyabrown.co.uk

Ground Floor Offices, Jubilee Mill,
 Brown Street, Congleton,
 Cheshire CW12 1QY
Annual Rental Of £53,724
 (exclusive) + fees

- SELF-CONTAINED GROUND FLOOR OFFICE SUITE
- 3,630 SQ FT / 337.25 SQ M
- 10 CAR PARKING SPACES INCLUDED
- GAS CENTRAL HEATING
- KITCHEN & SEPARATE MALE & FEMALE W.C's
- LOCATED ON THE EDGE OF CONGLETON TOWN CENTRE

This suite has just been fully decorated and carpeted and is ready for immediate occupation.

It forms part of the Berisford complex. It is self contained with its own access door and having the benefit of ten parking spaces included within the rent.

The property has gas central heating, separate male and female W.C.'s and a kitchen.

The accommodation briefly comprises large open plan office, large storage room and 8 private offices.

The accommodation in greater detail comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

OPEN PLAN OFFICE 57' 10" x 25' 2" (17.61m x 7.66m) reducing to 11' 11":

STAFF ROOM/STORE 21' 7" x 22' 6" (6.57m x 6.85m): Fitted cupboards (not carpeted).

OFFICE 15' 4" x 11' 3" (4.67m x 3.43m):

OFFICE 11' 4" x 8' 2" (3.45m x 2.49m):

OFFICE 12' 10" x 9' 9" (3.91m x 2.97m):

OFFICE 12' 10" x 11' 2" (3.91m x 3.40m):

OFFICE 12' 10" x 11' 10" (3.91m x 3.60m):

KITCHEN 9' 6" x 4' 4" (2.89m x 1.32m): Fitted units & sink.

OFFICE 15' 0" x 10' 0" (4.57m x 3.05m):

OFFICE 15' 0" x 10' 6" (4.57m x 3.20m):

FEMALE W.C. 10' 6" x 6' 0" (3.20m x 1.83m): Two W.C. cubicles. Two wash hand basins.

MALE W.C. 9' 8" x 7' 6" (2.94m x 2.28m): Two urinals. One W.C. cubicle. Two wash hand basins.

SERVICES : All mains services are connected.

LEASE: All inclusive rent covering business rates and utilities. Telephone/internet and business contents insurance will be the responsibility of the tenant.

LEGAL COSTS: Each party to be responsible for their own legal costs included in the transaction.

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 1QY

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.

EPC Rating 'D':

Energy performance certificate (EPC)

Ground Floor Offices
Jubilee Mill
Thomas Street
CONGLETON
CW12 1QY

Energy rating: **D**

Valid until: 9 October 2034

Certificate number: 6709-9855-6770-8529-4482

Property type: Offices and Workshop Businesses

Total floor area: 337 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E:

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Net zero CO2

Under 9 **A+**

9-35 **A**

36-50 **B**

51-75 **C**

76-100 **D** ← 82 D

101-125 **E**

126-150 **F**

Over 150 **G**

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **9 A**

If typical of the existing stock: **35 B**

