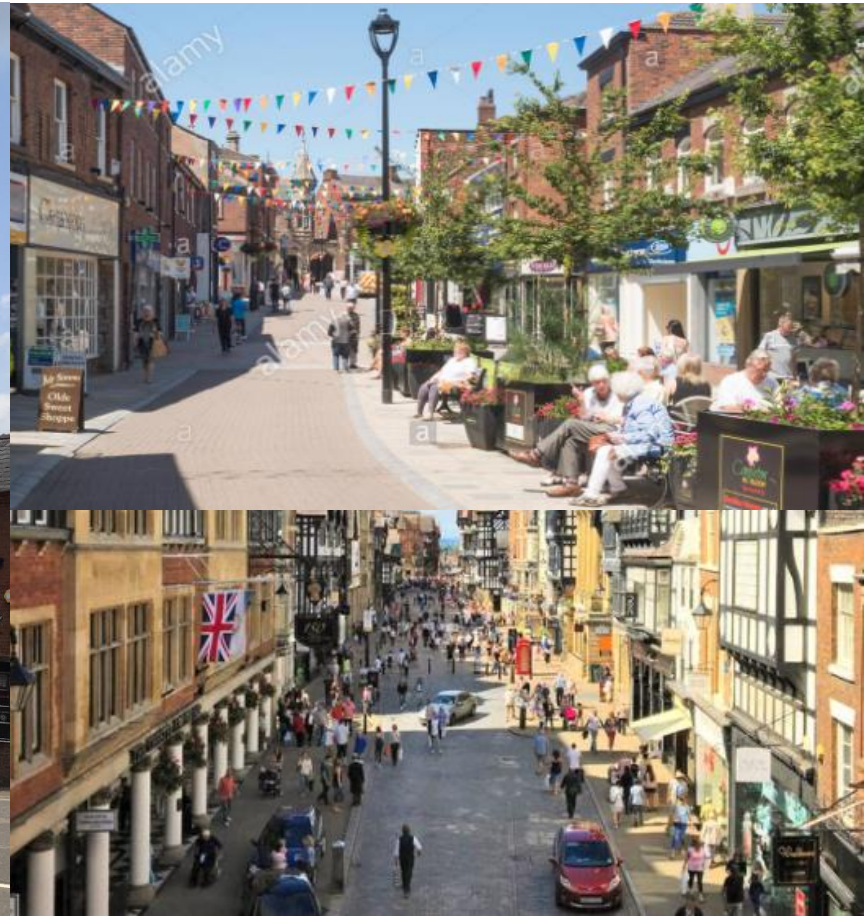


FLEXIBLE OFFICE SUITES



OAK HOUSE
3 SWAN BANK
WEST STREET
CONGLETON, CW12 1RY

TO LET

- Office suites from 1 person upwards
- WIFI Included
- Door entry fob system
- Kitchen Facilities
- New Refurbished Office Space

LOCATION

Oak House is located in the centre of Congleton with local amenities on Bridge Street a very short walk from the property. West Street multiple car park is approx. a 2 minute walk from the property. Congleton Railway Station is approximately a 21 minute walk from the property, the trainline has easy access through to Manchester and Stoke-on-Trent. The new Congleton link road has enabled connectivity and improving travel between Macclesfield, Congleton and the M6. Congleton and the M6.

DESCRIPTION

The property is a prominent corner Grade II property consisting of 4,035 sq ft. The property is currently going through a new refurb which will consist of new lighting, flooring, kitchen and toilets.

The property has multiple offices which are suitable for one person plus. The office suites are available on an all inclusive rate, which is inclusive of the wifi.

SPACE

- Office suites from 1 person upwards
- WIFI Included
- Door entry fob system
- Kitchen Facilities
- New Refurbished Office Space

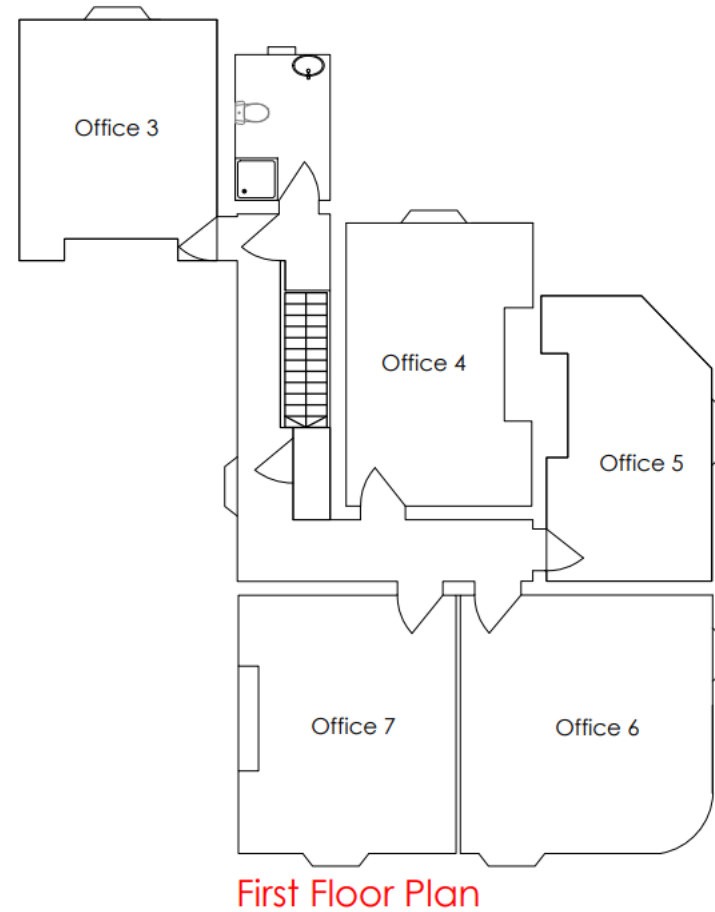
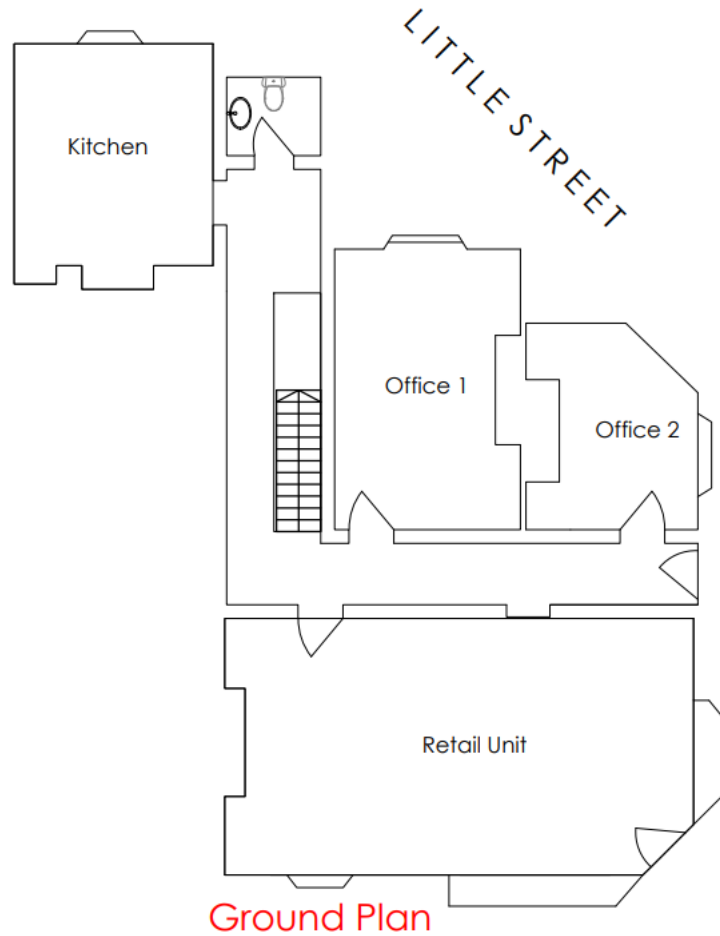
AMENITIES

Swan Bank is currently undergoing development The Lion & Swan Hotel is a brand new and exciting restaurant, displaying contemporary Italian cuisine. The property is located near neighbouring national operators and independent retailers such as Greggs, Costa Coffee, Wild & Wild.



Messers. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messers. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messers. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any Representation or warranty whatever in relation to this property

FLOORPLAN



Messers. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messers. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messers. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any Representation or warranty whatever in relation to this property

SUITES AVAILABLE

	sq ft	pcm	Availability
Room 1	192	£480.72	LET
Room 2	114	£284.84	LET
Room 3	174	£435.40	AVAILABLE
Room 4	191	£477.62	LET
Room 5	165	£411.77	LET
Room 6	251	£626.41	LET
Room 7	211	£526.97	AVAILABLE
TOTAL	1297	£3,243.73	

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TERMS

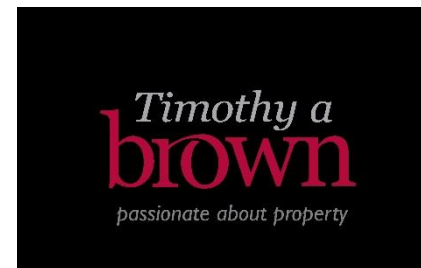
- Short term all-inclusive flexible Leases available

LEGAL COSTS

- Each party is to be responsible for their own legal costs.

VIEWINGS

- Strictly with joint agents HALLAMS PROPERTY CONSULTANTS & TIMOTHY A BROWN.



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