



Oak House

3 Swan Bank, Congleton, CW12 1RY

**Last remaining office suite
in newly refurbished
building.**

114 to 1,298 sq ft
(10.59 to 120.59 sq m)

- Final Suite Remaining
- WIFI Included
- Door entry fob system
- Kitchen Facilities
- New Refurbished Office Space

Oak House, 3 Swan Bank, Congleton, CW12 1RY

Summary

Available Size	114 to 1,298 sq ft
Rent	£30 per sq ft Inclusive of all outgoing with the exception of business rates.
Business Rates	All suites qualify for full small business rates exemption, subject to meeting all criteria.
EPC Rating	Upon Enquiry

Description

THE FINAL SUITE REMAINING Please come and have a look at the new office refurbishment at Oak House, 3 Swan Bank, Congleton The property is a prominent corner Grade II property. The property has gone through a new refurb which consists of new lighting, flooring, kitchen and toilets.

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.

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 car park is approximately a 2 minute walk from the property. Congleton Railway Station is also only a 20-minute walk from Oak House, providing 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.

Accommodation

Name	sq ft	sq m	Availability
Suite - 1	192	17.84	Let
Suite - 2	114	10.59	Let
Suite - 3	174	16.17	Let
Suite - 4	191	17.74	Let
Suite - 5	165	15.33	Let
Suite - 6	251	23.32	Let
Suite - 7	211	19.60	Available
Total	1,298	120.59	

Viewings

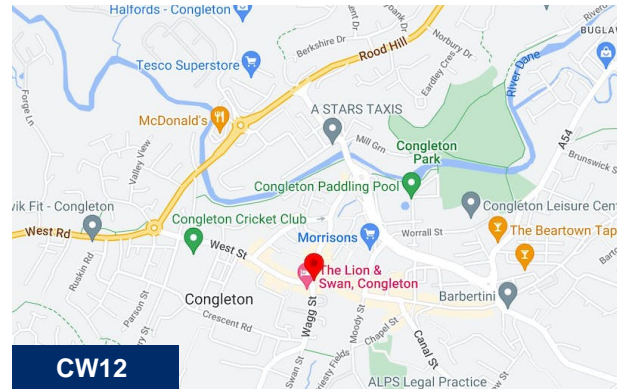
By appointment with joint agents Hallams Property Consultants & Timothy A Brown.

Terms

Short term all-inclusive flexible leases available.

The Space

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



Viewing & Further Information



Matthew Fairhurst LLB (Hons)

01625 262 222

mfairhurst@hallams.com