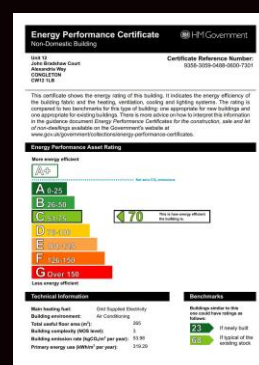
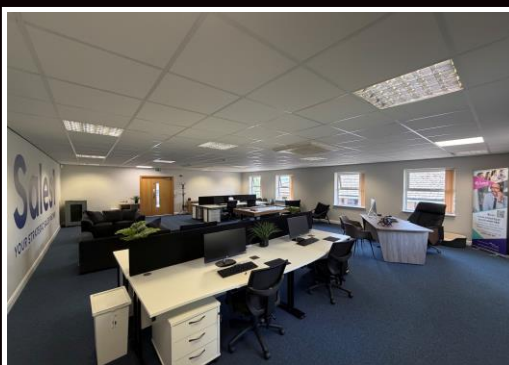
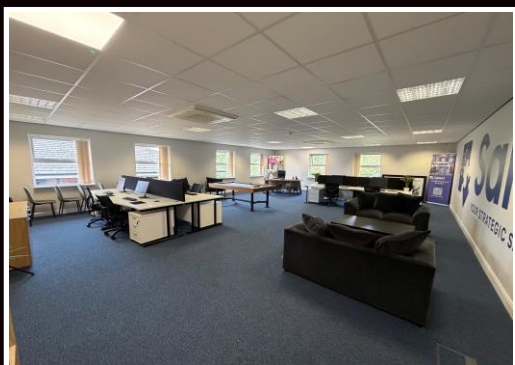


Timothy a brown



First Floor Unit, 12 John Bradshaw Court,

Alexandria Way, Congleton Business Park,
Congleton, Cheshire CW12 1LB

Rental: Annual Rental Of £16,000 plus VAT

• FIRST FLOOR OFFICE

• 116.50m² (1254ft²)

• PART OF A MODERN BUSINESS PARK

• ON SITE CAR PARKING

TO LET

116.50m² (1254ft²)

The unit forms part of a modern well established business park of similar properties on the edge of Congleton town centre.

The first floor suite is beautifully presented providing air conditioning/heating, fitted carpets, power & data cabling. Existing provision for cable broadband & telephone are located within although the tenant will be responsible for their own services. The space comprises one large open plan office, a small store room, kitchen and W.C. and is currently configured for many occupants with ample storage. There is an option to take the suite fully furnished if required (subject to negotiation).

John Bradshaw Court is situated close to the A34, providing access to Alderley Edge and Manchester to the north and Newcastle under Lyme and Stafford to the south. Junctions 17 & 18 of the M6 are equidistant of Congleton circa 7 miles to the west.

Congleton Retail Park is close by and benefits from numerous facilities, including Tesco, Marks & Spencer Simply food and a gym. The town centre is within 1 mile, providing a wide range of facilities. Congleton railway station is located to the east of Congleton town centre and provides main line services to Manchester, Birmingham and beyond.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE LOBBY : Stairs to the first floor.

FIRST FLOOR : Usable space measuring 116.5 m² 1254 sq ft

LANDING/SEATING AREA 15' 0" x 9' 6" (4.57m x 2.89m): Other units have subdivided this area to create another office. Doors to:

KITCHEN 7' 10" x 5' 2" (2.39m x 1.57m): Inset single drainer stainless steel sink in base unit. Tiled splashbacks.

STORE 5' 1" x 7' 10" (1.55m x 2.39m):

W.C. 7' 10" x 4' 2" (2.39m x 1.27m): Low level W.C. Wash hand basin.

OPEN PLAN OFFICE 36' 4" x 27' 5" (11.07m x 8.35m):

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

RATEABLE VALUE : To be reassessed.

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

RENT : £16,000 + VAT per annum, including water and insurance. Electricity not included.

LEASE TERM : Landlord wants a three year lease however is prepared to negotiate.

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.

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1LB

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:

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 **July 2026**.
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



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
brown

www.timothyabrown.co.uk