



Energy performance certificate (EPC)

19 John Bradshaw Court
Alexandria Way
CONGLETON
CW12 1LB

Energy rating

C

Valid until:

13 June 2032

Certificate number:

9504-9933-8044-5222-4801

Property type

B1 Offices and Workshop businesses

Total floor area

263 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 C.

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.

Under 0

A+

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

72

C

Net zero CO₂

How this property compares to others

Properties similar to this one could have ratings:

If newly built

35

B

If typical of the existing stock

103

E

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.

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brown

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19 John Bradshaw Court,
Alexandria Way, Congleton,
Cheshire CW12 1LB

Selling Price: £350,000 plus VAT

- MODERN SEMI-DETACHED OFFICES ON TWO FLOORS
- PART OF A MODERN BUSINESS PARK
- ON SITE CAR PARKING
- AIR CONDITIONING & DOUBLE GLAZING
- SUSPENDED CEILING
- FIRE ALARM

GROUND FLOOR OFFICE: 1,035 FT2 (96.15 M2)

FIRST FLOOR OFFICES: 1,215 FT2 (122.88 M2)

TOTAL: 2,250 FT2 (209 M2)

19 John Bradshaw Court is a purpose built two-storey semi detached office building constructed in 2007, forming part of a development of twenty buildings which make up John Bradshaw Court.

It is constructed of brick elevations, aluminium double glazed windows and doors, all under a pitched concrete tiled roof. In effect, it is open plan office to ground and first floor, which has been subdivided by partitioning, together with ground floor entrance foyer, kitchen, toilets and stairwell.

The property is built to modern high standard of specification including suspended ceiling, raised light fittings, raised floor, lightweight partitioning, air conditioning, double glazing, fire alarm and having dedicated car parking for eight cars.

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 FOYER : With W.C's and kitchen.

GROUND FLOOR OFFICE : 1,035 SQ FT (96.15 SQ M)
subdivided as follows:

Hall 15' 1" x 15' 8" (4.59m x 4.77m):

W.C. 7' 2" x 4' 10" (2.18m x 1.47m):

W.C. 7' 2" x 4' 0" (2.18m x 1.22m):

Kitchen 5' 2" x 7' 2" (1.57m x 2.18m):

Store 8' 1" x 7' 10" (2.46m x 2.39m):

Open Plan Suite 36' 0" x 15' 4" (10.96m x 4.67m):

Office 15' 4" x 13' 0" (4.67m x 3.96m):

Office 20' 4" x 11' 9" (6.19m x 3.58m):



FIRST FLOOR OFFICE : 1,215 SQ FT (112.858 SQ M)
subdivided as follows:

Open Plan Suite 25' 4" x 27' 5" (7.72m x 8.35m):

Office 10' 9" x 20' 0" (3.27m x 6.09m):

Comms Room 7' 3" x 10' 9" (2.21m x 3.27m):

TENURE : Freehold (subject to solicitor's verification).

ESTATE MANAGEMENT FEE: £248.41 including VAT per quarter.

RATEABLE VALUE : The rateable value for 19 John Bradshaw Court is £33,000.

SERVICES : Mains water, electricity and drainage. Air conditioning for heating.

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

LOCAL AUTHORITY: Cheshire East

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.

DIRECTIONS: SATNAV CW12 1LB



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MISREPRESENTATION AND PROPERTY
MISDESCRIPTIONS ACT**

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