Timothy a brown

BRITISH PROPERTY AWARDS 2024 - 2025 ★★★★★ GOLD WINNER LETTING AGENT IN CONGLETON

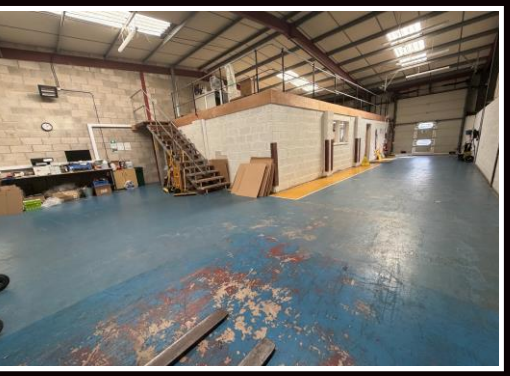
BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN CONGLETON

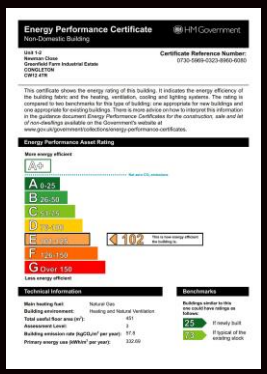
BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS






Energy Performance Certificate
Non-Domestic Building
HM Government
Certificate Reference Number:
0730-5969-0323-8960-6080
Energy Performance Asset Rating
More energy efficient
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
102
Less energy efficient
Technical Information
Benchmarks

- MODERN WAREHOUSE / INDUSTRIAL UNIT
- GROSS INTERNAL AREA APPROXIMATELY

  2746 SQ FT (255.7 SQ M)
- POPULAR INDUSTRIAL ESTATE
- QUALITY INTERNAL OFFICES

Unit 2 Newman Close

Greenfield Industrial Estate, Congleton, Cheshire
CW12 4TR

Rental: Annual Rental Of £17,750

The unit is very well presented being constructed of steel portal frame with exterior brickwork having profile PVC coated metal cladding above. Heated by gas fired combi gas central heating boiler.

The accommodation briefly comprises

(all dimensions are approximate)

LOCATION : Congleton is strategically located between the industrial regions, with the Potteries to the South and Manchester to the north, which has led to an expansion in industrial and office activity. The town benefits from easy access to the motorway network (junctions 17 and 18 of the M6) and Manchester International Airport. The Inter-City rail service is available at Congleton, Manchester, Crewe and Wilmslow.

ENTRANCE 11' 6'' x 9' 9'' (3.50m x 2.97m): Roller shutter servicing door to warehouse.

WAREHOUSE 32' 4'' x 63' 6'' (9.85m x 19.34m) reducing to 12'4" x 41'0'': Oblong shaped with office section built to the front right hand section. Steps leading up to mezzanine storage above offices.

MEZZANINE STORAGE : 70.8 sq m (76.2 sq ft). Eaves height - 13'8" and ridge height 16'0"

OFFICES 40' 0'' x 20' 0'' (12.18m x 6.09m): This is sub-divided to provide open plan office, kitchen and two W.C.'s

EXTERNAL PARKING : Parking to front and side of unit.

SERVICES : All mains services available having three phase electricity.

RATEABLE VALUE : £16,750

SOLICITORS COSTS : Each party to be responsible for their own legal costs.

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

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 Council

DIRECTIONS: SATNAV: CW12 4TR

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:

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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.
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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 **September 2026.**
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

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