

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 **February 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

Swan House,
2 Swan Bank, Congleton,
Cheshire CW12 1AH

**Starting from: Monthly
Rental Of £339.83**
(exclusive) + fees

- PRIME COMMERCIAL SPACE IN THE HEART OF CONGLETON
- ALL INCLUSIVE UNIT AVAILABLE AT £339.83 PER MONTH (VAT NOT APPLICABLE)
- CHARACTERFUL INDUSTRIAL STYLE WITH MODERN CONVENIENCE
- EXPOSED BRICK WALLS AND STRIPPED FLOORBOARDS THROUGHOUT
- HIGHLY VISIBLE LOCATION ON THE ONE-WAY SYSTEM
- SHORT WALK TO TWO MUNICIPAL CAR PARKS FOR EASY ACCESS
- RECENTLY REFURBISHED TO A HIGH STANDARD

JUST ONE UNIT REMAINING! - Prime Commercial Space To Let in the Heart of Congleton, available at £339.83pcm.

Positioned just outside the main shopping district yet firmly in the town’s vibrant core, this property boasts a **highly visible location** on the one-way system and is only a short stroll from two municipal car parks—perfect for easy customer access.

Recently refurbished to combine **characterful industrial charm** with modern convenience, the space features **exposed brick walls, stripped**

| Available Unit Name | Location | Unit Size sqm (sq ft) | Monthly Rent (PCM) |
|---------------------|--------------|-----------------------|--------------------|
| The Bewick's | Second Floor | 12.63 (135.95) | £339.83 |

floorboards, and contemporary amenities including a sleek kitchen and W.C. facilities.

The rents are inclusive of heating, water, waste, Wi-Fi and subject to a £100 pcm electricity cap. VAT is not applicable.

Why Congleton?

A thriving market town with excellent shopping and leisure amenities, Congleton offers superb connectivity:

- Mainline railway station nearby
- Easy motorway access (M6 Junctions 17 & 18, approx. 7 miles)
- Manchester Airport just 18 miles away

This is your chance to secure a **unique, stylish workspace** in a prime location. Perfect for businesses looking to stand out.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL : Communal front door with stairs up to first floor landing.

First Floor :

LANDING : Door to communal kitchen. Stairs to second floor landing. Doors to suites:

COMMUNAL KITCHEN/REST ROOM 9' 1" x 8' 3" (2.77m x 2.51m) max : Exposed brick walls. Fitted with modern matt white handleless base units and drawers with concrete effect worktops incorporating stainless steel single drainer sink unit. 13 Amp power points. Cylinder cupboard.

Second Floor :

LANDING : Doors to two separate communal W.C.'s. Doors to suites:

THE BEWICK'S 12' 0" x 12' 0" (3.65m x 3.65m): Exposed brick walls. Power points. Wall heater. Door intercom. Stripped floor boards.

SERVICES : All mains water, electricity, gas and drainage are connected and the property.

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

DIRECTIONS: SATNAV: CW12 1AH

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 tow forms of 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.

