

# Timothy a brown



- MODERN INDUSTRIAL / WAREHOUSE UNIT
- 1551 ft<sup>2</sup> (144.09 m<sup>2</sup>)
- THREE PHASE ELECTRICITY
- GAS WARM AIR BLOWER

**Unit 4 Hancock Road,**  
Congleton, Cheshire CW12 2AN

**Rental: Weekly Rental Of £298 per week**

A warehouse / light industrial unit extending to approximately 1551 ft<sup>2</sup> (144.09 m<sup>2</sup>).

The property is located in a predominantly commercial area, however there are some residential properties in the vicinity.

The property is a industrial unit constructed of brick and block and has a PVC coated tin roof.

The eaves height is 16 ft<sup>2</sup> (4.877 m<sup>2</sup>). The roller access door measures 11 ft 6in (3.51 m<sup>2</sup>) high by 13 ft (3.96 m<sup>2</sup>) wide.

#### The accommodation briefly comprises:

(all dimensions are approximate)

**FRONT PEDESTRIAN DOOR AND ROLLER SHUTTER DOOR 11' 8" x 13' 0" (3.55m x 3.96m):** Process access to:

**UNIT 59' 8" x 26' 2" (18.17m x 7.97m):** Having three phase electricity. Strip lighting. Six double power points. Eaves height approximately 4.27m (14ft 0in). To the side there is a pedestrian access / fire door.

**OUTSIDE :** Concrete servicing yard with parking.

**LEASE :** The property is offered on a new lease for a term to be agreed. The landlord would like a commitment of three years and the tenant to be responsible for the landlords reasonable legal costs.

**RATEABLE VALUE :** £11,500 per annum

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

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

**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 2AN

#### 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 **April 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](mailto:contact@timothyabrown.co.uk)



# Timothy a brown

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

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)