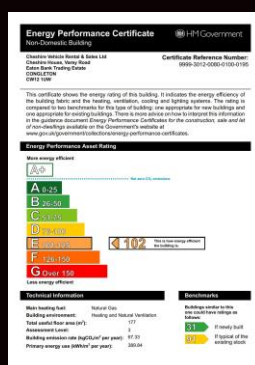


Timothy a brown



- AMOUNTING TO 1385 FT SQ (128.6 m²)
- WAREHOUSE/INDUSTRIAL WORKSHOP UNIT
- OFFICES & CANTEN
- PARKING TO FRONT AND AREA OF SECURE PARKING OF 2330 FT SQ (216.5 m²)
- IDEAL FOR ALL TYPES OF BUSINESS
- POPULAR CONVENIENT LOCATION ON THE EDGE OF CONGLETON

Unit 3

Varey Road, Eaton Bank Trading Estate, Congleton, Cheshire CW12 1UW

Rental: Annual Rental Of £16,750

Warehouse distribution unit amounting to 1388 ft sq (128.6 m²) comprising of workshop, offices and canteen with very useful secure parking for a number of vehicles in shared fenced yard.

The property is located in a prime Congleton location on Varey Road, Eaton Bank Trading Estate.

The building is steel portal framed with brick elevations and softwood framed single glazed windows under a cement asbestos corrugated roof. The property benefits from front roller access and sliding roller door access to the side leading to the workshop, offices, canteen and toilet facility.

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.

The accommodation briefly comprises

(all dimensions are approximate)

SITUATION : The subject premises are located on the Eaton Bank Trading Estate which connects on to the Congleton/Macclesfield main arterial road (A523).

ACCOMMODATION : Front parking servicing yard to roller door measuring 11/0 height x 9'8 width.

Ground floor :

WORKSHOP/WAREHOUSE 54' 0" x 27' 6" (16.45m x 8.38m) max: Door off to:

OFFICE 1 16' 7" x 8' 9" (5.05m x 2.66m):

OFFICE 2 17' 6" x 8' 0" (5.33m x 2.44m):

CANTEEN 10' 4" x 6' 6" (3.15m x 1.98m): Inset single drainer stainless steel sink. Wall mounted combi gas central heating boiler.

STORE ROOM 8' 8" x 6' 6" (2.64m x 1.98m):

OUTSIDE : Parking and servicing to the front with service fenced yard. There is a dedicated parking area for this. Unit of 2330 ft sq (59'0" x 39'6")

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.

TERMS : By negotiation however the landlord would ideally like a long lease of say six years outside the landlord and tenants act. As is customary each party's legal fees are to be paid by the tenant.

RATEABLE VALUE : £13,750 per annum.

VIEWING : Strictly by appointment through 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 incoming 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 1UW

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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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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 **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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