



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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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The Bromley Centre, Suites I - R,
 Congleton, Cheshire CW12 1PT

Prices starting from a Monthly Rental Of
£331.69

Plus VAT (exclusive) + fees

- OFFICE UNITS AVAILABLE FROM £331.69 PCM PLUS VAT
- WITHIN CLOSE PROXIMITY OF CONGLETON TOWN CENTRE
- READY FOR IMMEDIATE OCCUPATION
- FLEXIBLE COMPETITIVE LEASE TERMS
- FUNCTIONAL VALUE FOR MONEY
- DEDICATED ON-SITE PARKING SPACES

TO LET

OFFICE UNITS AVAILABLE FROM £331.69 PCM PLUS VAT

On the instructions of Berisfords

TO LET - Individual offices from 96.88 ft² (9m²) to 1013.85 ft² (94.19m²) (See chart below for availability)

First floor offices:

Office plan area	ft ²	m ²	Rental per calendar month plus vat	
I	97	9	£123.27	Let
J	872	81.07	£1,108.17	Available
K	125	11.58	£158.85	Let
L	190	17.68	£241.46	Let
M	124	11.50	£157.58	Let
N	249	23.12	£316.44	Let
O	137	12.78	£174.10	Let
P	192	17.89	£244.00	Let
Q	376	34.99	£477.83	Let
R1	223	20.72	£283.40	Let
R2	261	24.25	£331.69	Available
R3	352	32.70	£447.33	Let

LOCATION : Congleton is strategically located between the industrial regions of the Potteries to the south and Manchester to the north, which has led to an expansion in industrial and office activity. Intercity rail services can be accessed from Congleton, Macclesfield, Crewe and Wilmslow. Congleton is a fine old mill town located amid beautiful Cheshire countryside with a rich heritage and a long history of industrial endeavour. The heart of the community is its vibrant town centre which also accommodates much of the town's business environment. The property is situated approximately a third of a mile to the north of Congleton Centre. The nearest motorway is the M6 Junction 17, some 6 miles to the west via the A534.

DESCRIPTION : The Bromley Centre comprises a former mill building which has been substantially converted and modernised to provide functional and adaptable office accommodation at first floor level with quasi office/storage/workshop facilities on the ground floor. Vehicular and pedestrian access to the building is from Bromley Road with dedicated car parking at ground floor level immediately adjacent to the building.

LEASE : All inclusive rent covering business rates and utilities. Telephone/internet and business contents insurance will be the responsibility of the tenant.

LEGAL COSTS : Each party to be responsible for their own legal costs included in the transaction.

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1PT

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.

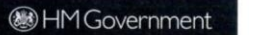
CREDIT CHECK : On agreed terms the ingoing tenant will be required to pay a fee of £85 to Timothy A Brown for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant 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.

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:

- The information contained within these particulars has been checked and is understood to be materially correct at the date of publication.
- 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.
- 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.
- 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.
- These particulars do not constitute part of any offer or contract.
- The vendors or lessors do not make or give, and neither do Timothy A Brown, representation or warranty whatsoever in relation to this property.
- The date of this publication is **April 2026.**
- Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.

Energy Performance Certificate Non-Domestic Building



The Bromley Centre
Bromley Road
CONGLETON
CW12 1PT

Certificate Reference Number:
9359-3086-0978-0800-8021

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

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

Less energy efficient

113 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 3150
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 82.67

Benchmarks

Buildings similar to this one could have ratings as follows:
23 If newly built
60 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

