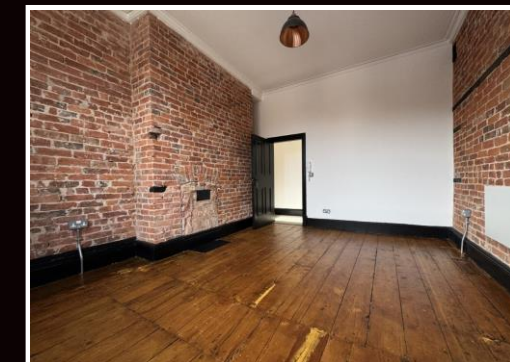


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Timothy a
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www.timothyabrown.co.uk

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

**Starting from: Monthly
Rental Of £139.93**
(exclusive) + fees

- PRIME COMMERCIAL SPACE IN THE HEART OF CONGLETON
- ALL INCLUSIVE UNITS AVAILABLE FROM JUST £139.93 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
- FLEXIBLE OPTIONS: TAKE A SINGLE UNIT OR AN ENTIRE FLOOR
- RECENTLY REFURBISHED TO A HIGH STANDARD

Prime Commercial Space To Let in the Heart of Congleton, available from £139.93pcm.

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

Available Unit Name	Location	Unit Size sqm (sq ft)	Monthly Rent (PCM)
The Whooper	First Floor	14.29 (153.82)	£384.55
The Trumpeter	First Floor	22.15 (238.42)	£596.05
The Tundra	Second Floor	5.20 (55.97)	£139.93
The Bewick's	Second Floor	12.63 (135.95)	£339.83
The Black Swan (LET STC)	Second Floor	22.15 (238.42)	£596.05



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

Choose a single unit or **combine multiple spaces**—take an entire floor or even the whole property for maximum impact.

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:



THE WHOOPER 14' 2" x 12' 0" (4.31m x 3.65m) into bay: Exposed brick walls. Power points. Wall heater. Door intercom. Stripped floor boards.

THE TRUMPETER 18' 8" x 13' 4" (5.69m x 4.06m) max: Exposed brick walls. Power points. Wall heater. Door intercom. Stripped floor boards.

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 TUNDRA 8' 8" x 7' 0" (2.64m x 2.13m): Exposed brick walls. Power points. Wall heater. Door intercom. Stripped floor boards.

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.

THE BLACK SWAN 18' 6" x 13' 3" (5.63m x 4.04m): Exposed brick walls. Power points. Wall heater. Door intercom. Double doors to storage cupboard also incorporating gas central heating boiler. Stripped floor boards. Great views over Congleton town rooftops towards the Bosley Cloud.

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.

