



- INDUSTRIAL WAREHOUSE/STORAGE UNIT
- SITUATED ON THE POPULAR GREENFIELD ESTATE
- GROSS INTERNAL AREA APPROX. 645 SQ FT
(59.92 SQ M)
- 24 HOUR ACCESS

Warehouse, Unit 1 Greenfield Farm Industrial Estate,
Congleton, Cheshire CW12 4TR

Rental: Monthly Rental Of £1,000 plus VAT

RENT £1,000 PCM + VAT — ALL INCLUSIVE (SUBJECT TO FAIR SERVICE USAGE)

A clean, modern, ground floor industrial warehouse/storage unit offering smart, flexible space with a sectioned office area and W.C., plus first-floor access to a stylish communal kitchen and well-maintained W.C.'s.

Please note, the area at the back of the warehouse with stairs, as seen in the main image, will be sectioned off and is not included.

Subject to availability, an additional first-floor office may also be offered.

The unit is accessed via a pedestrian door into the communal hall, leading through to the main warehouse (30'0" x 21'6") incorporating the office (12'0" x 8'9") and W.C. A roller shutter door (7'9" high x 10'0" wide) provides straightforward loading, served by a concrete slab service area right up to the shutter.

Included within the all-inclusive package:

- Fast, reliable Wi-Fi
- Heating & electricity
- Stylish communal kitchen
- Well-maintained WC facilities

A sharp, practical unit ideal for storage, trade, light industrial use or growing businesses wanting clean, modern space with excellent on-site amenities.

Lease terms by negotiation.

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 4TR

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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

Timothy a
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www.timothyabrown.co.uk