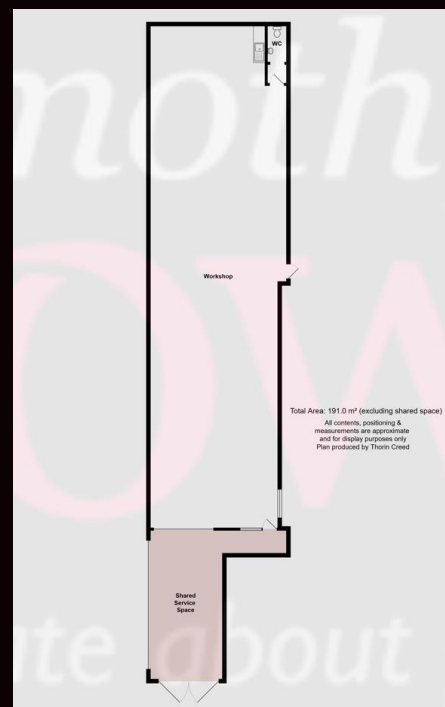


Timothy a brown



Energy performance certificate (EPC)		
EPC 1 General Industrial Congleton CW12 2AN	D Energy rating	Valid until: 30 September 2028 Certificate number: 5716 1655-0000-1000-0000
Property type: General Industrial and Special Industrial Groups Total floor area: 191 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score This property's energy rating is D. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		
How this property compares to others Properties similar to this one could have ratings: If newly built: 1 A+ If typical of the existing stock: 2 B		



Unit 1 Hancock Road,
Buglawton Trading Estate, Congleton,
Cheshire CW12 2AN

Annual Rental Of £16,000

- WAREHOUSE/INDUSTRIAL UNIT
- APPROXIMATELY 191m² (2055.9 ft²)

Warehouse / Industrial unit approximately 191m² (2055.9 ft²) with shared service area of 26.66 m² (287 ft²).

LOCATION : Congleton is a well-connected Cheshire market town positioned between the Potteries to the south and Greater Manchester to the north, supporting strong industrial and commercial activity. The town offers excellent transport links, with convenient access to the M6 at junctions 17 and 18 and Manchester Airport within easy reach. Rail services are available locally at Congleton, with further mainline connections from Macclesfield, Manchester, Stoke-on-Trent, and Crewe.

The accommodation briefly comprises:

(all dimensions are approximate)

LOADING BAY 11' 6" x 25' 0" (3.50m x 7.61m) approx: This is shared with Unit 2.

UNIT 1 88' 6" x 22' 7" (26.95m x 6.88m) approx: Steel roller door width 10' 4" height 7' 11". Three phase electricity. Strip lighting. Concrete floor. W.C. with wash hand basin. Oil fired warm air heating. 2.74m (9ft 0in) eaves height. Stainless steel single drainer sink unit set in base unit.

RATEABLE VALUE : £10,000.

LEASE : Terms by negotiation. The tenant will be responsible for the Landlords reasonable legal costs.

SERVICES : All mains services are connected and there is 3 phase electricity.

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 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 **September 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



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
brown**

www.timothyabrown.co.uk