

## 17 John Bradshaw Court

Alexandria Way, Congleton,  
Cheshire CW12 1LB

**Selling Price: £360,000 plus VAT**

- MODERN SEMI DETACHED OFFICES ON TWO FLOORS
- PART OF A MODERN BUSINESS PARK
- ON SITE CAR PARKING
- AIR CONDITIONING & DOUBLE GLAZING
- SUSPENDED CEILING
- FIRE ALARM

# FOR SALE BY PRIVATE TREATY (Subject to contract)

GROUND FLOOR OFFICE: 1,035 FT<sup>2</sup> (96.15 M<sup>2</sup>)

FIRST FLOOR OFFICES: 1,215 FT<sup>2</sup> (122.88 M<sup>2</sup>)

TOTAL: 2,250 FT<sup>2</sup> (209 M<sup>2</sup>)

17 John Bradshaw Court is a purpose built two-storey semi detached office building constructed in 2007, forming part of a development of twenty buildings which make up John Bradshaw Court.

It is constructed of brick elevations, aluminium double glazed windows and doors, all under a pitched concrete tiled roof. In effect, it is open plan office to ground and first floor, which has been subdivided by partitioning, together with ground floor entrance foyer, kitchen, toilets and stairwell.

The property is built to modern high standard of specification including suspended ceiling, raised light fittings, raised floor, lightweight partitioning, air conditioning, double glazing, fire alarm and having dedicated car parking for eight cars.

John Bradshaw Court is situated close to the A34, providing access to Alderley Edge and Manchester to the north and Newcastle under Lyme and Stafford to the south. Junctions 17 & 18 of the M6 are equidistant of Congleton circa 7 miles to the west. Congleton Retail Park is close by and benefits from numerous facilities, including Tesco, Marks & Spencer Simply food and a gym.

The town centre is within 1 mile, providing a wide range of facilities. Congleton railway station is located to the east of Congleton town centre and provides main line services to Manchester, Birmingham and beyond.

## The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE FOYER : With W.C's and kitchen.

GROUND FLOOR OFFICE : 1,035 SQ FT (96.15 SQ M)

FIRST FLOOR OFFICES : 1,215 SQ FT (112.858 SQ M)

TENURE : Freehold (subject to solicitor's verification).

RATEABLE VALUE : The rateable value for 17 John Bradshaw Court is £29,500.

SERVICES : Mains water, electricity, drainage. Air Conditioning for heating.

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

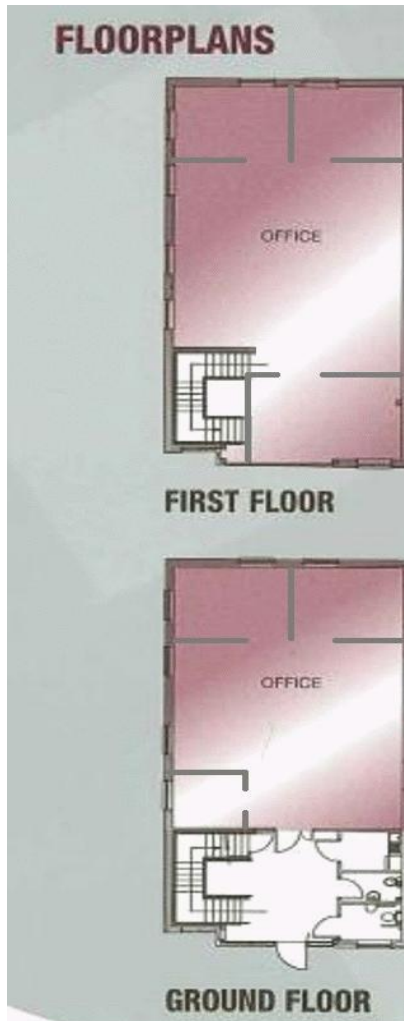
DIRECTIONS: SATNAV CW12 1LB

## NOTICES RELATING TO PROPERTY MISREPRESENTATION AND PROPERTY MISDESCRIPTONS ACT

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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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 **January 2024.**
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.





### Energy performance certificate (EPC)

Pan European Networks Ltd 17 John Bradshaw Court Congleton Cheshire CW12 1LB	Energy rating <b>B</b>	Valid until: 30 November 2033 Certificate number: 9799-4258-8347-7057-7784
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Property type	Offices and Workshop Businesses
Total floor area	284 square metres

### Rules on letting this property

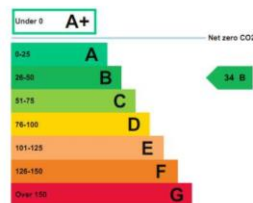
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is B.

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.



**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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