



1310 ft<sup>2</sup> (121.70 m<sup>2</sup>)

First floor suite in prestigious office building with on site parking and other modern amenities.

5 Car parking spaces available (subject to agreement).

The accommodation briefly comprises: Ground floor entrance door to staircase leading to landing door to open plan layout which has been subdivided by lightweight partitioning to make central open plan office/corridor with doors to 4 offices, W.C.'s and kitchen.

#### The accommodation briefly comprises

(all dimensions are approximate)

OFFICE 1 21' 9" x 14' 1" (6.62m x 4.29m):

OFFICE 2 16' 6" x 15' 2" (5.03m x 4.62m):

OFFICE 3 17' 4" x 7' 7" (5.28m x 2.31m):

OFFICE 4 14' 1" x 9' 3" (4.29m x 2.82m):

**SERVICES** : Mains electricity, water and drainage are connected (although not tested).

**TERMS** : Length of term by negotiation, preference to a longer term. References and personal guarantees may be required.

**RATES AND SERVICE CHARGE** : The ingoer will be responsible for the payment of estate charge/service charge in respect of communal office accommodation expenses. General rates are payable by the occupier. We are advised the rateable value is £10,500. Under present regulations no rates are payable as the rateable value is below £12,000.

**LEGAL CHARGES** : The ingoer will be responsible for the landlords reasonable legal costs, stamp duty and other consents relating thereto.

**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 Council

**DIRECTIONS**: From our office proceed down West Street, first right into Antrobus Street and first left into Mill Street down to the roundabout. Turn right into Mountbatten Way and take the first left into Worrall Street. The offices are situated on the right hand side after Park Road.

#### 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 **February 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](mailto: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](http://www.timothyabrown.co.uk)