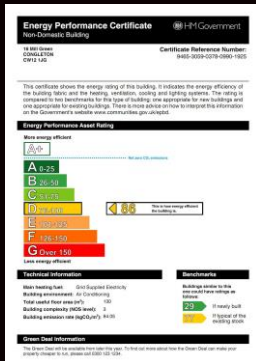


# Timothy a brown



- GROUND FLOOR FULLY SERVICED MODERN OFFICE
- AMOUNTING TO 384ft<sup>2</sup> (35.67m<sup>2</sup>)
- CONVENIENT LOCATION
- IMMACULATELY PRESENTED

**16 Mill Green**

Mill Green, , Congleton, Cheshire CW12 1JG

**Rental: £200 Weekly**

Rent is £200 per week (all inclusive except for business rates)

Offices amounting to a gross internal area of 1,975 ft<sup>2</sup> (183.4 m<sup>2</sup>)

A purpose-built two-storey office building, with parking spaces for up to eight cars, located in a prominent area of Congleton, just off a main arterial route into Congleton, yet within a short walking distance of the town centre which provides all essential amenities. The property benefits from full gas fired central heating from a modern boiler.

Congleton is a well established market town providing shopping facilities, leisure amenities together with links to the main line railway station. National Road network (M6 some 7 miles distant) and for international travel Manchester Airport is approximately 18 miles distant. **The accommodation briefly comprises**

(all dimensions are approximate)

**FRONT ENTRANCE :** Communal door with security entry system to:

**COMMUNAL HALL :** Door to:

**LOBBY :** Doors to office, kitchen, w.c.'s and separate disabled w.c.

**OFFICE 7.7m (25ft 3in) x 5.33m (17ft 6in) max:** Smoked external non-see through window to front aspect. Ample power points. Computer cable trunking. Air conditioning heating and cooling category 2 lighting to ceiling. Telephone points.

**KITCHEN :** Matching light oak effect eye level and base units with laminate preparation surface over with stainless steel single drainer sink unit inset with mixer tap. Tiled to splashbacks.

**W.C. :** White suite comprising: low level w.c. and pedestal wash hand basin. Tiled to splashback.

**DISABLED W.C. :** White suite comprising: low level w.c. and wall mounted wash hand basin. Tiled to splashback. Wall mounted handrails. Non-slip floor covering.

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

**RATEABLE VALUE :** £14,750

**TERMS :** Flexible lease terms offered subject to a minimum term of six months. Tenants to be responsible for landlords reasonable costs incurred in lease preparation.

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

**LOCAL AUTHORITY:** Cheshire East Council

**DIRECTIONS:** From our office proceed along West Street, bear right onto Antrobus Street, then left onto Mill Street and upon reaching the roundabout take the first exit onto Rood Hill and then first left onto Mill Green.

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