



## First Floor Office Suites

Lion House, Lion Street, Congleton,  
Cheshire CW12 4BH

Monthly Rental Of £295  
NO VAT/NO SERVICE CHARGE

- ONE REMAINING SUITE AVAILABLE
- INDIVIDUAL FIRST FLOOR OFFICES
- ALL INCLUSIVE OF VAT & SERVICE CHARGE
- BEAUTIFULLY RENOVATED
- CLOSE TO TOWN CENTRE

# TO LET

## Individual First Floor Office Suites –

**\*\*ONE REMAINING\*\***

Office 1 £295 per month NO VAT/NO SERVICE CHARGE - AVAILABLE

Office 2 – LET

Office 3 - LET

Office 4 - LET

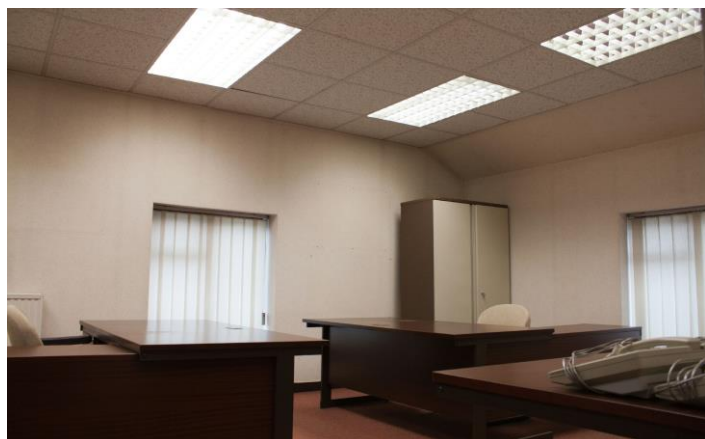
A purpose built office suite in a beautifully renovated and well appointed property, having gas fired central heating, burglar alarm system, and well decorated. The office is conveniently located near the central business district of the town and across the road from a municipal car park.

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 distance) and for International Travel Manchester Airport is approximately 18 miles. Congleton boasts an abundance of public car parking around the town centre and the town's road system ensures a speedy movement of vehicles in and out of the principal shopping centre.

### The accommodation briefly comprises

(all dimensions are approximate)

Communal door to :



**ENTRANCE HALL :** With stairs leading up to office suite.

**OFFICE 1 4.34m (14ft 3in) x 2.51m (8ft 3in) :** Double glazed window. Double panel central heating radiator. False ceiling. Power points. Telephone point.

**OFFICE 2 3.58m (11ft 9in) x 3.58m (11ft 9in) :** Double glazed window. Double panel central heating radiator. False ceiling. Power points. Telephone point.

**GENERAL OFFICE/OFFICE 3 4.72m (15ft 6in) x 4.65m (15ft 3in) :** This room has been reduced by the use of partitioning, which could be removed if required. 2 Double glazed windows. 3 Double panel central heating radiators. False ceiling. Power points. Telephone point. Door to separate male and female w.c.'s. Door to kitchen. £67 per week (£1,750 for six months)

**KITCHEN :** Single drainer stainless steel sink set in base cupboard. Matching eye level units. Half tiled walls. Worcester Bosch combination gas central heating boiler. Alarm system.

Separate male and female w.c.s :

**OFFICE 4 5.59m (18ft 4in) x 4.27m (14ft 0in) average:** 3 Double glazed windows. 3 Double panel central heating radiators. False ceiling. Power points. Telephone point. £103 per week ( £2,680 for six months)

**SERVICES :** All mains services are connected (although not tested).

**LEASE :** A new licence will be drawn up for a minimum term of six months.

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

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** From our offices turn right into Wagg Street. Proceed up Wagg Street for approximately 200 yards where the





property will be found on the right hand side with the junction of Lion Street.

## 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:

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7. The date of this publication is **October 2023**.
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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.

## Energy Performance Certificate

Non-Domestic Building



Lion House  
Lion Street  
CONGLETON  
CW12 4BH

Certificate Reference Number:  
9287-3063-0572-0900-2691

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

61

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 206  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 44.36

### Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

71 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

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 brown

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