



Energy performance certificate (EPC)		
The Rickyard Gawsworth Business Court Shellow Lane NORTH RODE CW12 2FQ	Energy rating C	Valid until 23 April 2034 Certificate number: 6230-2694-601-0308- 8127
Property type Total floor area	Offices and Workshop Businesses 171 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 C.		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.

Suite 3, The Rickyard,
Gawsworth Business Court, Shellow Lane,
North Rode, Congleton, Cheshire CW12 2FQ
Monthly Rental Of £882 plus VAT

- FULLY MODERNISED FIRST FLOOR OFFICE
- 460 SQ FT (42.74 SQ M)
- AMPLE PARKING
- BEAUTIFUL COUNTRYSIDE LOCATION

£882 per month (+VAT) paid in advance. Heating, electricity, water and internet connection are included with the rent. No deposit required.

Office Suite available of 460FT² (42.74m²) comprising an office on the first floor.

Gawsworth Business Court offers a range of converted barns and purpose built contemporary offices, split into six individual units, nestling in rural Cheshire. The office accommodation is fully modernized and finished to a high standard containing gas fired central heating, modern lighting and Category V perimeter trunking. It comes with broadband connections and telephone access points and the car park has ample spaces.

The accommodation briefly comprises:

(all dimensions are approximate)

LOCATION : Gawsworth Business Court is located on Shellow Lane in Gawsworth, which is immediately off the A536 which runs between Congleton and Macclesfield and are set against the backdrop of rural Cheshire and feature pleasant amenities such as a green field site, small lake and summer picnic area.

KEYPOINTS : Beautiful views. Impress your clients with prestigious office. Peaceful atmosphere. Lunchtime picnic benches situated by the pond and tree. Pleasant drive to work, lower traffic levels. Ample parking. Flexible occupation options. Fast internet speed.

TRAVEL INFORMATION : 4 Miles from Macclesfield town centre. 4 Miles from Congleton town centre. 10 Miles from the M6 Motorway. 4 Miles from Macclesfield mainline station with hourly direct services to London in 1 hour 456 minutes. 5 Miles to Congleton mainline station. 14 Miles from Manchester International Airport. 0.5 miles off the A536.

RATES : The rateable value for the unit is £6,400.

RENT : £882 + VAT per month (heating, electricity, water and internet connection are included).

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.

LEGAL COSTS : Each party to be responsible for their own legal costs.

VAT : All prices, rentals and outgoings are exclusive of, but will be liable to, VAT.

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 2FQ

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 **April 2024.**
8. Any photographs and plans attached to these particulars were current at the

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