



**Energy Performance Certificate** Non-Domestic Building

Unit 2  
Star Business Park  
Congleton Road  
MACCLESFIELD  
SK11 9JA

Certificate Reference Number:  
0860-0135-3809-7324-3006

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  
**A** 0-25  
**B** 26-50  
**C** 51-75  
**D** 76-100  
**E** 101-125  
**F** 126-150  
**G** Over 150

Less energy efficient

**Technical Information**

Main heating fuel: Oil  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 107  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 41.97

**Benchmarks**

Buildings similar to this one should have ratings as follows:  
**26** if newly built  
**7.5** 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.

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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**Unit 2 Star Business Park,**  
Congleton Road, Macclesfield,  
Cheshire SK11 9JA

**Annual Rental Of £20,000**  
Plus VAT

- QUALITY OFFICE AMOUNTING TO 1500 FT<sup>2</sup> (139.35 M<sup>2</sup>)
- EXTENSIVE CAR PARKING
- HIGH SPECIFICATION GROUND FLOOR DDA COMPLIANT OFFICES
- SUPERFAST BROADBAND
- BOARDROOM
- SEPARATE CONFERENCE ROOM (FOR 70 PEOPLE) AVAILABLE TO HIRE

## TO LET

Quality offices amounting to 1500 ft<sup>2</sup> (139.35 m<sup>2</sup>)

Competitive Rent of £20,000 per annum plus VAT to include utilities, extensive car parking but NOT rates.

Star Business Park is located just off the A536 Congleton Road, Gawsorth, between Congleton and Macclesfield. We believe with the new Congleton By-pass road the time will be reduced substantially to get on Junction 17 or 18 of the M6 motorway. This unit forms part of a modern large warehouse facility. In addition to providing high specification ground floor DDA compliant offices and boardroom, the landlord may be able to provide storage solutions.

There is an additional advantage of being able to hire a separate on-site conference room (for 70 people) with internet access.

The accommodation was renovated in 2011 to a high standard and provides SUPERFAST BROADBAND, toilet and canteen facilities, 24 hour access, security barrier, CCTV and alarm.

**\*\*\*PHOTOGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY\*\*\***

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE** : Double entrance doors to shared reception/seating area with toilets and canteen off. Door to board room. Separate door to:



**BOARD ROOM** 20' 0" x 15' 10" (6.09m x 4.82m): Light environment having power, light, data trunking and central heating. Windows to front and side together with external access door.

**Unit 2 :**

**OPEN PLAN OFFICE** 18.29m (60ft 0in) x 7.62m (25ft 0in) **Maximum:** Light environment having power, light, data trunking and central heating. Windows to front and side together with external access door.

**Kitchen area** : Quality white high gloss kitchen base unit with cupboards and drawers and having a round stainless steel sink bowl with mixer tap. Contrasting grey working surface and tiled floor around the unit.

**LEASE TERMS** : By way of a new lease. Terms to be negotiated. As is customary the tenant is to be responsible for the landlord's reasonable legal costs.

**RATEABLE VALUE** : £4,200. (Business rate relief may be available. Please liaise with the Council.) This may be altered by the rating authority as it presently does not include the boardroom, however it will still qualify for small businesses rate relief and qualifying businesses will be rate free under the current rules.

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

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** Proceed out of Congleton on the Macclesfield Road A536 for approximately six miles where Unit 2, Star Business Park will be found on the left hand side, clearly identified by our To Let board.



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