

Timothy a brown



- BEAUTIFULLY PRESENTED OFFICES 1,540 ft² (143 m²)
- TOWN CENTRE LOCATION
- CAR PARKING AT REAR
- REDECORATED

Prospect House

55 Lawton Street, , Congleton, Cheshire CW12 1RU

Rental: £14,000 Per Annum

1,540 ft² (143 m²)

Beautifully presented offices

These offices are located in the town centre being convenient for all amenities, also having rarely available car parking at the rear.

The offices are ready to move into having been totally re-decorated, most of the carpets are new and also having computer networking, gas centrally heating, modern striplighting, fire safety systems installed, alarmed and having disabled access and w.c. facilities.

Only a physical inspection can reveal the high calibre of the accommodation being offered.

Congleton is the largest town within the Congleton Borough. Strategically located between the industrial regions, with the Potteries to the South and Manchester to the north, which has led to an expansion in industrial and office activity. The town benefits from easy access to the motorway network (junctions 17 and 18 of the M6) and Manchester International Airport. The Inter-City rail service is available at Congleton, Manchester, Crewe and Wilmslow.

The accommodation briefly comprises

(all dimensions are approximate)

RECEPTION OFFICE 3.76m (12ft 4in) x 2.69m (8ft 10in) : Stone flag floor. Stairs to first floor landing.

LANDING : Access to first floor accommodation and staircase to second floor landing.

First floor :

OFFICE 1 4.11m (13ft 6in) x 1.83m (6ft 0in) : (presently used as an opps room). Glass and timber frontage.

OFFICE 2 4.09m (13ft 5in) x 2.64m (8ft 8in) :

OFFICE 3 AND OFFICE 4 8.23m (27ft 0in) x 5.08m (16ft 8in) : Made into large open plan area. Door to stairs leading to ground floor. Doors to disabled w.c. and separate w.c.

OFFICE 5 3.96m (13ft 0in) x 2.69m (8ft 10in) :

OFFICE 6 2.95m (9ft 8in) x 2.74m (9ft 0in) :

STORE ROOM 1.68m (5ft 6in) x 0.97m (3ft 2in) :

Second floor :

LANDING : Store cupboard. Door to w.c.

KITCHEN 2.13m (7ft 0in) x 1.73m (5ft 8in) : Stainless steel single drainer sink unit set in base unit with laminated preparation surfaces over with space below for appliances.

L- SHAPED OFFICE 4.11m (13ft 6in) x 3.86m (12ft 8in) max:

Ground floor : Access door from Lawton Street to an open plan hall/large office, the hall area having original Minton tiled floor with stairs leading to the first floor accommodation.

OFFICE 8.08m (26ft 6in) x 3.76m (12ft 4in) : Having display window onto Lawton Street. Lobby with rear emergency door and further door with steps leading down to:

CELLAR 3.68m (12ft 1in) x 3.58m (11ft 9in) : Gas central heating boiler. Gas meter. Electric meters and consumer units.

Outside : Arched vehicle access with timber gates from Lawton Street leading to tarmac rear parking area with steps and disabled ramp giving access to Reception.

SERVICES : All mains services are connected.

LEASE : The premises are available subject to a new lease, terms to be agreed. Landlords reasonable legal cost are to be paid by the ingoing tenant.

RATEABLE VALUE : £13,250

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

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street then left onto Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way and then right at the traffic lights bearing left at the pelican crossing onto High Street. Continue passed the Town Hall onto Lawton Street and the property will be found on the right hand side.

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