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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 **February 2024**.
8. Any photographs and plans attached to these particulars were current at the time of production and are for reference purposes only.



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2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: 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

Millennium House

Foundry Bank, Congleton,
Cheshire CW12 1EZ

Annual Rental Of £28,000
(exclusive) + fees

- QUALITY GROUND AND FIRST FLOOR OFFICES
- AMOUNTING TO 258.93m² (2,787.07 ft²)
- CLOSE TO TOWN CENTRE

TO LET

TO LET

Quality Ground and First Floor Offices (Option to sub-divide) amounting to 258.93m² (2,787.07 ft²)

This property, as the address suggests, was built around the Millennium to a very high standard and provides quality accommodation being close to Congleton Park and Leisure Centre and under 5 minutes walk from the High Street.

In brief the accommodation amounts to 258.93m² (2,787.07 ft²) offices with private parking. A prestigious main Entrance with attractive chrome and marble spiral staircase to the first floor.

The property is compliant with modern wiring, plumbing, PVCu windows, disabled w.c.'s, high insulation standard and we must recommend viewing to appreciate the clean and modern business environment provided.

Congleton is a well established market town providing shopping facilities and leisure amenities together with links to the main line railway station. The town further benefits from easy access to the motorway network (Junctions 17 and 18 of the M6 are some 7 miles distance) whilst for international travel Manchester Airport is approximately 18 miles away.

The accommodation briefly comprises:
(all dimensions are approximate)

LOBBY : with marble and chrome spiral staircase to first floor.

FIRST FLOOR 16.99m (55ft 9in) x 7.62m (25ft 0in) : Open plan in layout, however quality partitioning has been installed to provide offices.

MD/Boardroom 6.2m (20ft 4in) x 3.73m (12ft 3in) :

Office 1 6.35m (20ft 10in) x 3.3m (10ft 10in) : with 2 access doors. This could be sub-divided.

Office 2 4.34m (14ft 3in) x 3.05m (10ft 0in) :

Office 3 :

Office 4 :

LIBRARY AREA : Door to lobby with stairs leading to ground floor. Off the lobby there is

QUALITY MALE AND FEMALE WCs : having low flush w.c., tiled floors, partly tiled walls, chrome heated towel rail.

KITCHEN 2.46m (8ft 1in) x 1.32m (4ft 4in) : Fitted with laminate kitchen units incorporating single drainer stainless steel sink unit with mixer tap. Glow-Worm gas central heating boiler as fitted to wall. Power points. Tiled floor. Heated towel rail.

GROUND FLOOR 16.99m (55ft 9in) x 7.62m (25ft 0in) : Separate access via second door incorporating lobby and stairs from first floor. Secure storeroom and disabled w.c. facilities. PVCu frosted double glazed windows.

Disabled Facilities :

OUTSIDE : To the front there is dedicated car parking.

LEASE : The property is being let on a new lease for a term to be agreed.

SERVICES : All mains services are connected.

RATEABLE VALUE : £9,800.

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

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices proceed along West Street taking the first right on to Antrobus Street, turn left on to Mill Street and continue to the roundabout, whereupon take the third exit on to Mountbatten Way (dual carriageway). Proceed through the traffic lights. At the next roundabout take the first exit off into Moor Street and then first left into Foundry Bank. Proceed down the hill and the property will be found immediately on your left hand side. Main entrance door to:

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.

