# TO LET

LegatOwen
CHARTERED SURVEYORS
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## Unit 3 John Bradshaw Court, Alexandria Way, Congleton Business Park, Congleton. CW12 1LB

- WELL PROPORTIONED OFFICES
- POPULAR BUSINESS PARK LOCATION
- AMPLE PARKING

**2,532 SQ FT**

**(235 SQ M)**

## LOCATION

Situated on Congleton Business Park, the offices are within walking distance to Gymetec and the retail park where there is a wealth of shops including M&S Fod Hall, Tesco, and Boots. The premises is located close to the A34, providing access to Alderly Edge and Manchester to the north and Newcastle-under-Lyme and Stafford to the South. The town centre is located within 1 mile

## DESCRIPTION

Well proportioned, purpose built offices spread over two floors located in the areas premier and well established business park with air conditioning and ample parking. Carpets can be fitted throughout

## ACCOMODATION

The property has the following net internal measurements:

| | Sq M | Sq Ft |
|---|---|---|
| Reception: | 17.80 | 192 |
| Kitchen: | 2.54 | 27 |
| Ground Floor Office: | 92.22 | 993 |
| First Floor Office: | 122.66 | 1,320 |
| **TOTAL:** | **235.00** | **2,532** |

## PARKING

There are a minimum of 8 car parking places included (additional parking may be available)

## TERMS

The premises is available to rent on terms to be agreed at a new rent of £28,000 per annum

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-58

## BUSINESS RATES

The premises has the following Rateable Values:
Ground Floor : £11,750
First Floor : £16,500

## SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of the common areas of Congleton Business Park which is currently circa £700 per annum

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact

## CODE FOR LEASING BUSINESS PREMISES

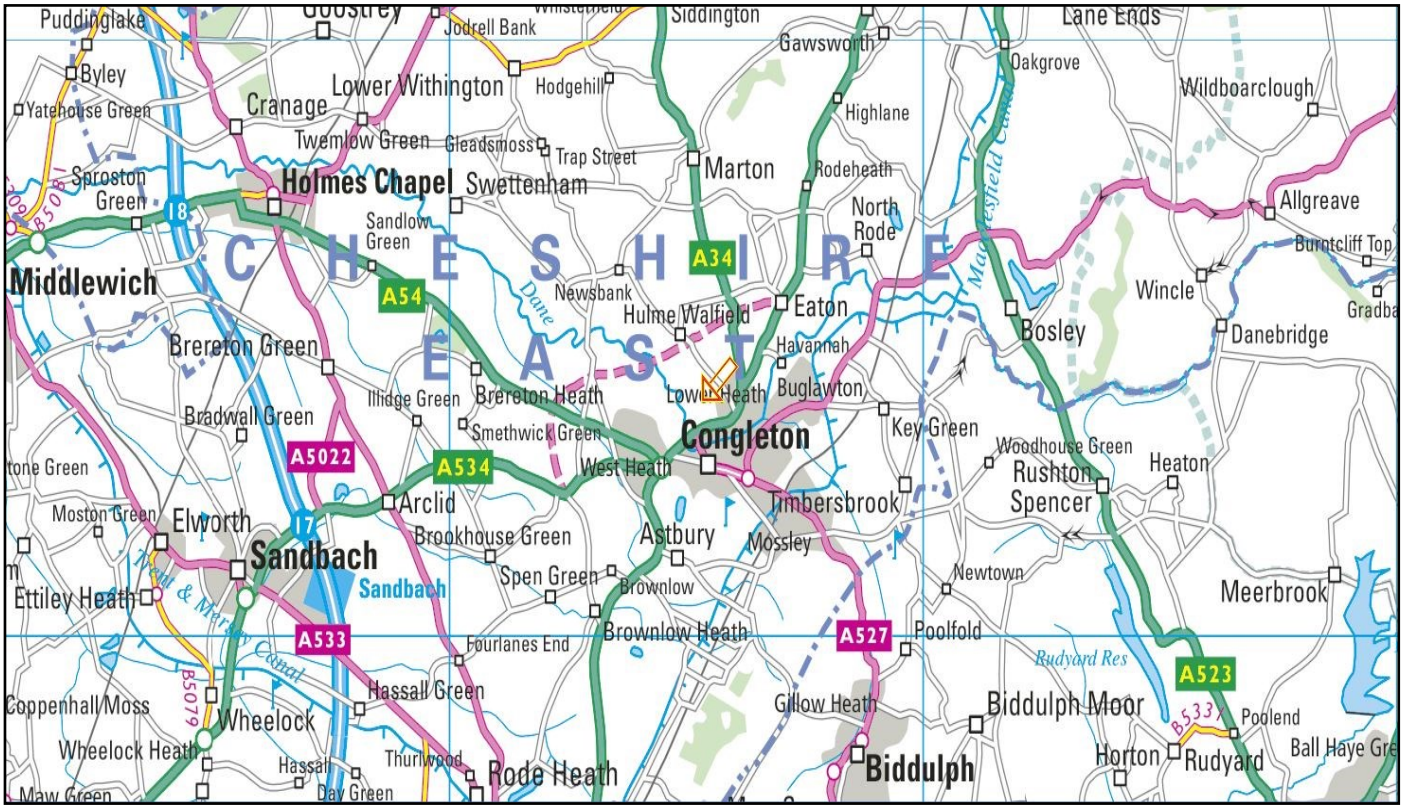
Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

## VIEWING

Strictly by appointment with Legat Owen or our joint agents Chris Hamriding Lettings and Estate Agents
Contact: Hannah Baker or Andy Butler
Telephone: 01270 621001
Email: hannahbaker@legatowen.co.uk
Email: andybutler@legatowen.co.uk

or

Chris Hamriding
Telephone: 01260 543999



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August 2021 **SUBJECT TO CONTRACT**