

## Manchester Road, Congleton, CW12 1NP

### £650 Per Calendar Month

Luxury serviced office to let, outstanding turn key opportunity.

A rare and exciting opportunity to acquire a fabulous office unit boasting an exceptionally well presented interior and contained within a fully refurbished multi-let building. The office is located on the first floor and benefits from customer lift and stair access. The first floor comprises a communal landing and reception hall, access to the adjacent restaurant and shared WC's.

The office offers around 470 sqft approximate space and currently is set up with 5 or so desk areas and a comfortable lounge/ conference area.

The building was recently fully refurbished and practically rebuilt to exacting standards and the office interior is exceptional. The building overall comprises a ground floor Londis store, first floor office and restaurant, second floor residential accommodation and external car park. A nearby chip shop and local park may come in handy for working break times.

An additional monthly service fee will be agreed prior to the let to contribute for electric, heating, water and the communal areas general maintenance.

The location of the property is superb, being enormously prominent situated on a busy traffic island with the main A34 Manchester and Macclesfield arterial roads passing to both sides giving a huge amount of natural daily exposure. Congleton link Road and the Town Centre are very close by.

Ground Floor Shop Entrance Lobby

Inner Hall to Lift and Stairs

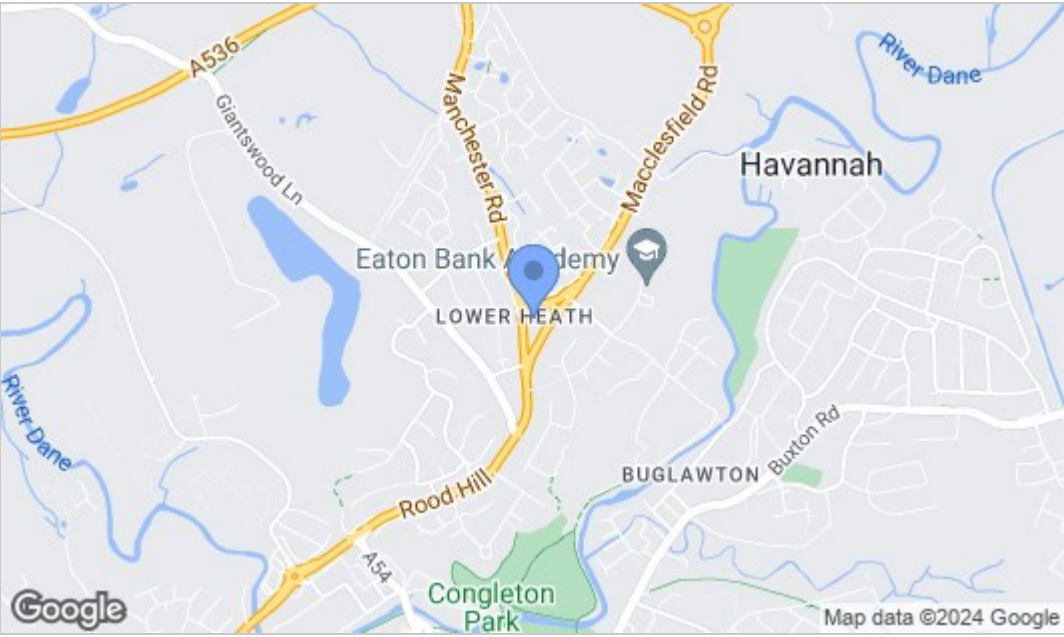
Landing

Inner Reception Hall

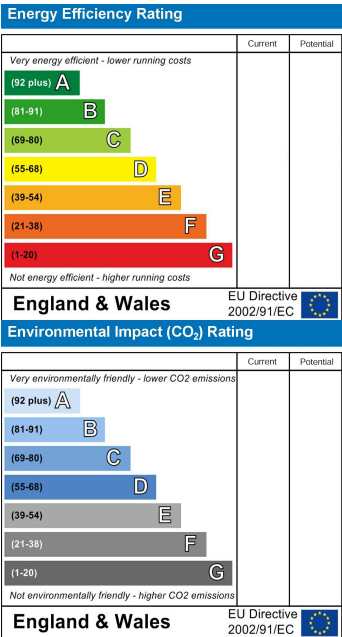
WC's

Office 31'2" x 16'4" max (9.5 x 5 max)

Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.