



Unit 2, Hopkins Close, Greenfield Industrial Estate, Congleton, Cheshire,
CW12 4TR.

To Let £11,000 per annum

Industrial Unit
GIA 104.6 sq. m (1126 sq. ft)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

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Unit 2, Hopkins Close
Greenfield Farm Ind Est
Congleton
Cheshire
CW12 4TR

HAMMOND
CHARTERED SURVEYORS

A lock-up industrial unit with manual roller shutter door, and service entrance and reception to front elevation.

Inside the building has electric heating with fluorescent lighting and extensive perimeter electric trunking. The ground floor comprises entrance/reception area, inner hallway with toilet and wash basin off and the main warehouse area of 9.67M depth x 3.22M (widening to 5.85M at the widest point). Roller shutter door width 2.50M, accessible height 2.30M.

A stairway leads up to a spacious first floor office area.

The property benefits from:

- Electric heating
- Fluorescent lighting
- Part air conditioning
- Perimeter trunking

Location

The property is located in a spacious cul-de-sac area off this very popular commercial estate on the outskirts of Congleton.

Accommodation

| | sq. m | sq. ft |
|--|--------------|-------------|
| Ground Floor total area inclusive of the 36.56 sq.m. warehouse area. | 55.64 | 598 |
| 1 st Floor Area inclusive. | 49 | 527 |
| GIA | 104.6 | 1126 |

Services

Mains electricity, water and drainage services are available subject to any reconnection that might be necessary. Interested parties are recommended to make their own enquiries.

Planning

Interested parties are recommended to make their own enquiries of Cheshire East Council.

Rating

Rateable Value of £11,250.

Subject to individual circumstances the property qualifies for small business rates relief. Interested parties should direct their enquiries to Cheshire East Council.

Energy Efficiency
Rating D98

Tenure
Leasehold.

Rent
£11,000 per annum.

VAT
Applicable.

Applicant Background Check
Prospective tenants will be subject to third-party referencing for which a non-refundable fee is payable to Hammond Chartered Surveyors.

Costs
Each party will be responsible for their own costs.

Viewings
Viewing is strictly by appointment with the Sole Agent.

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Subject to Contract

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