



Unit 12 Hopkins Close, Greenfield Industrial Estate,  
Congleton, Cheshire, CW12 4TR

To Let £10,000 per annum

Industrial Unit  
Gross Internal Area: 66.63 sq. m (717 sq. ft)

**Hammond Chartered Surveyors**

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

t: 01782 659 905

e: [info@hammondsurveyors.co.uk](mailto:info@hammondsurveyors.co.uk)

[www.hammondsurveyors.co.uk](http://www.hammondsurveyors.co.uk)

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Unit 12 Hopkins Close  
Greenfields Industrial Estate  
Congleton  
Cheshire  
CW12 4TR

#### Description

The property comprises the left side of a semi-detached industrial unit of portal frame construction with brick and sheet clad elevations and a sheet clad roof. To the front elevation there is roller shutter measuring 2.50m wide by 3.98m high.

Measured internally the property is 7.37m wide and 7.92m deep. The property provides open plan workshop/warehouse accommodation together with a reception and toilet block. A wooden stairway leads to a first-floor office. The unit shares a secure gated yard.

#### Location

The property is located on a small development of similar units on the Greenfield Farm Industrial Estate, off Greenfield Road/Back Lane approximately 0.75 miles to the northwest of Congleton town centre. Junctions 17 & 18 of the M6 motorway are both within easy reach via the A54 and A534 respectively.

#### Accommodation

	sq. m	sq. ft
Ground Floor	58.37	628
Mezzanine/Office	8.26	89
Gross Internal Area	66.63	717

#### Services

100A three-phase electricity, water and drainage are available subject to any reconnection that might be necessary. Interested parties are recommended to make their own enquiries.

#### Energy Performance

Energy Rating B

#### Planning

Uses within Use Class B2/B8 are understood to be acceptable. Interested parties are recommended to make their own enquiries of Cheshire East Council.

#### Rating

Rateable Value not currently assessed. Subject to circumstances the property qualifies for 100% small business rate relief. Interested parties should make their enquires of Cheshire East Council.

#### Tenure

Leasehold, on the basis of a new Full Repairing and Insuring lease on terms to be agreed.

#### Rent

£10,000 per annum.

#### Service Charge

TBC.

#### VAT

All figures quoted are exclusive of VAT which is applicable.

#### Legal Costs

Each party is responsible for their own legal costs incurred in this transaction

#### Anti-Money Laundering Regulations

The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

#### Tenant Referencing

Prospective tenants will be subject to third-party referencing for which a non-refundable fee is payable.

#### Viewings

Viewing is strictly by appointment with the Sole Agent.

#### Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

#### Phil Webb

T: 01782 659 905

M: 07821 639094

E: phil@hammondsurveyors.co.uk

#### Subject to Contract

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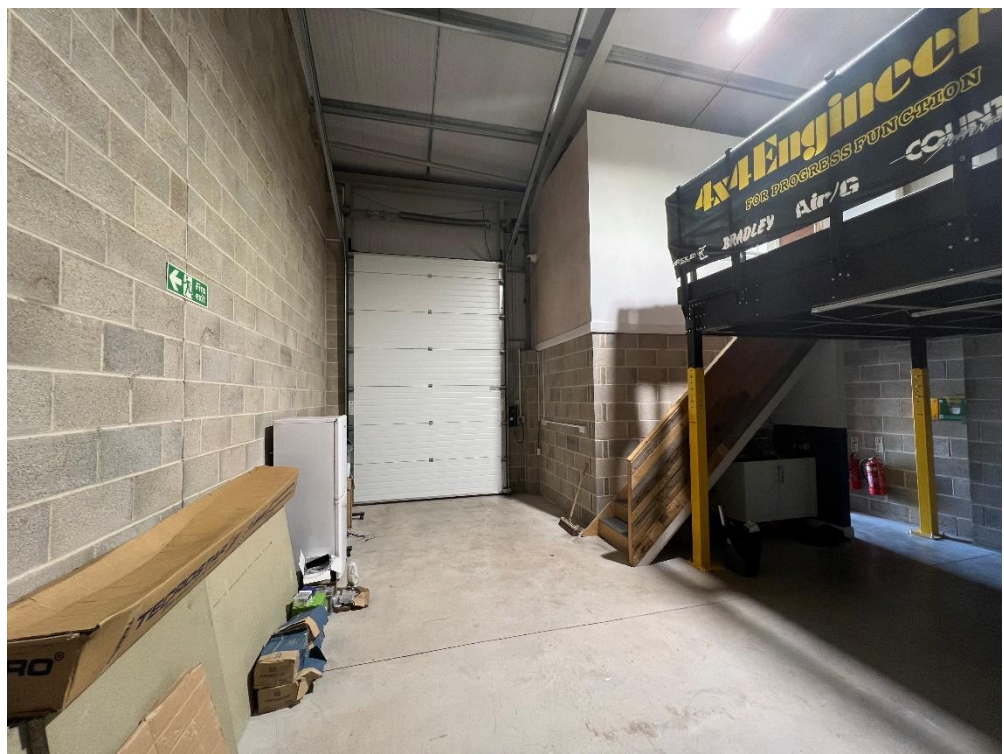
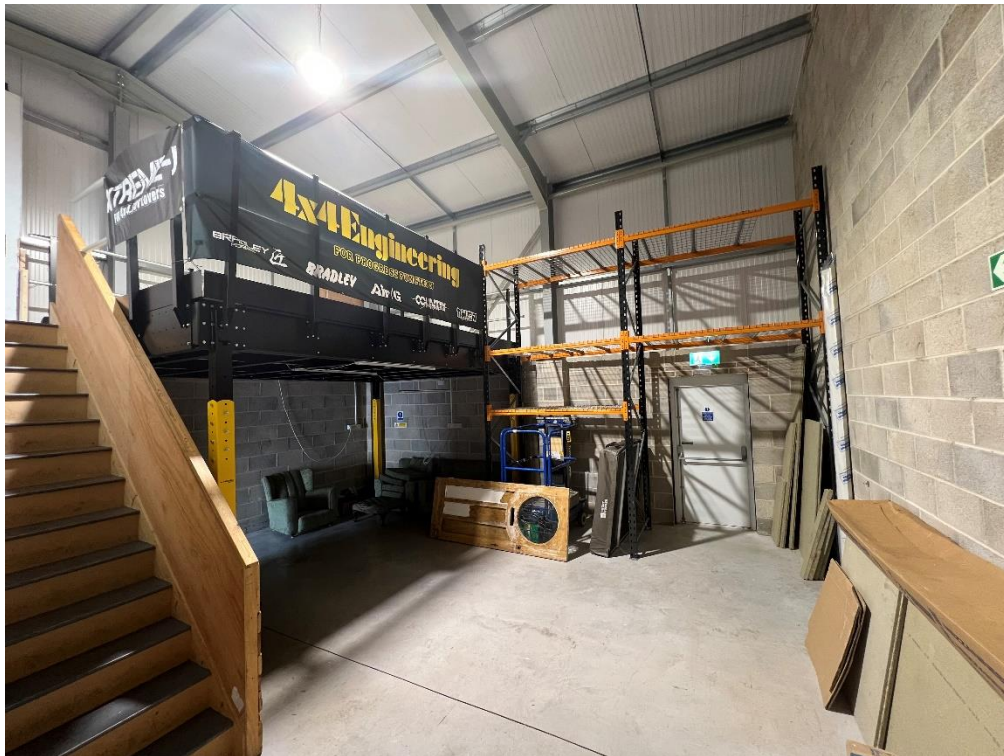
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