



## Oak House

3 Swan Bank, Congleton, CW12 1RY

**Two suites now available in popular refurbished building, rent inclusive of outgoings with exception of business rates.**

**191 to 402 sq ft**  
(17.74 to 37.35 sq m)

- New Refurbished Office Space
- All-Inclusive Rents
- Two Suites Remaining
- Door Entry Fob and Intercom System
- Kitchen Facilities
- Municipal Parking Close By
- Grade II Listed

# Oak House, 3 Swan Bank, Congleton, CW12 1RY

## Summary

Available Size	191 to 402 sq ft
Rent	£495 - £625 per month Inclusive of all outgoings with the exception of business rates.
Business Rates	All suites qualify for full small business rates exemption, subject to meeting all criteria.
VAT	To be confirmed
EPC Rating	Upon enquiry

## Description

Oak House is a prominent Grade II listed corner building in the heart of Congleton town centre, recently refurbished to combine traditional character with modern business requirements. The property has been subdivided to provide a ground floor retail unit with separate access, alongside a series of individual offices both at ground and first floor levels. The offices benefit from fob access and intercom systems in each suite, and the rent is inclusive of overheads, making them an ideal solution for small to medium-sized businesses. A useful basement provides additional storage and rear access via Little Street, suitable for bike parking or supplies. The building's corner position ensures excellent visibility and natural light, while the modern refurbishment provides a professional environment suitable for a variety of business uses.

## Accommodation

Name	sq ft	sq m	Rent	Availability
Suite - 4	191	17.74	£495 /month	Available
Suite - 7	211	19.60	£625 /month	Available
Suite - 1	192	17.84	£495 /month	Let
Suite - 2	114	10.59	£295 /month	Let
Suite - 3	174	16.17	£450 /month	Let
Suite - 5	165	15.33	£425 /month	Let
Suite - 6	251	23.32	£625 /month	Let
Total	1,298	120.59		

## Location

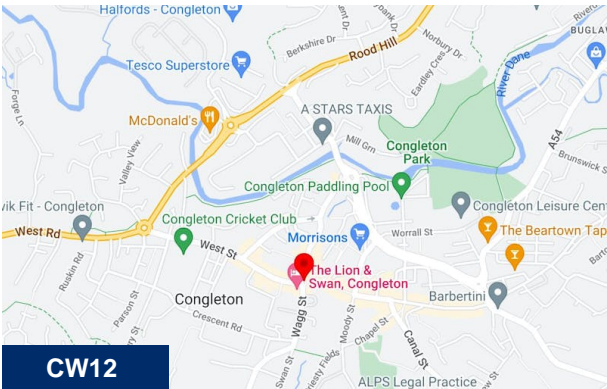
Oak House occupies a prominent corner position within Congleton's town centre conservation area. The location offers excellent access to local amenities, shops, and leisure facilities, with municipal and street parking available nearby. Congleton benefits from a main line railway station, providing connections to the wider region, and is approximately 7 miles from Junctions 17 and 18 of the M6, with Manchester Airport around 18 miles away, making the town highly accessible for both commuting and business travel.

## Viewings

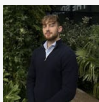
Strictly by appointment only with Hallams Property Consultants or with joint agents, Timothy A Brown.

## Terms

Short term all-inclusive flexible leases available.



## Viewing & Further Information



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