



John Bradshaw Court • Congleton • Cheshire

Congleton Business Park

New Offices To Let / For Sale

1,035 - 10,070 sq ft (96.15 - 935.53 sq m)

www.gladman.co.uk

Welcome to

Congleton Business Park

Congleton Business Park is a mixed use business park ideally located on the edge of Congleton town centre. The park is well established and is occupied by a range of office, manufacturing and retail users. Occupiers include Airbags International, Gladman Developments, Focus DIY, Halfords, Tesco and McDonalds.



Cheshire's Premier Business Location





Gladman Developments

Gladman Developments have an excellent track record, having created more than 60 of their business parks throughout the UK. Many blue-chip companies and government agencies have occupied Gladman offices, attracted by their flexibility, quality and cost-effectiveness.

Major Gladman office occupiers include many county and borough councils, various NHS Trusts, NASUWT, Capita plc and London Scottish Bank.



Description

John Bradshaw Court offers a range of high-specification office buildings from 1,035 to 10,070 sq ft (96.15 sq m to 935.53 sq m). The self-contained detached and semi-detached buildings have been designed to meet the needs of the modern occupier and are available either to lease or purchase.

All the buildings are arranged in Gladman's acclaimed courtyard design, providing a practical and attractive working environment with the benefit of generous on site car parking.



CongletonBusinessPark

A Quality Image - at the Right Price

The Gladman office product has been developed over a number of years utilising feedback from occupiers and property professionals to adopt the best balance between specification, cost effectiveness and running costs. We believe that we now have a product that meets the needs of nearly every office occupier at a price that suits. As a responsible developer, Gladman takes environmental responsibilities seriously and all Gladman buildings achieve a minimum of BREEM 'good' ratings.

Specification

- Suspended ceilings
- Recessed LG 7 compliant light fittings
- Full access raised floors
- Air conditioning
- Double glazing
- Lifts to all buildings of 5,250 and 10,070 sq ft
- Generous car parking ratios



CongletonBusinessPark



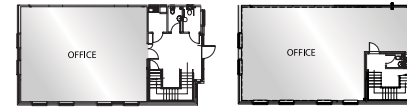
Accommodation

Building	Building Type	Floor Area sq ft	Floor Area sq m	Building	Building Type	Floor Area sq ft	Floor Area sq m
Unit 1	G10k	10,070	935.53	Unit 11	G2k	2,250	209.03
Unit 2	G2k	2,250	209.03	Unit 12	G2k	2,250	209.03
Unit 3	G2k	2,250	209.03	Unit 14	G2k	2,250	209.03
Unit 4	G2k	2,250	209.03	Unit 15	G5K	5,250	487.74
Unit 5	G2k	2,250	209.03	Unit 16	G2k	2,250	209.03
Unit 6	G2k	2,250	209.03	Unit 17	G2k	2,250	209.03
Unit 7	G2k	2,250	209.03	Unit 18	G2k	2,250	209.03
Unit 8	G2k	2,250	209.03	Unit 19	G2k	2,250	209.03
Unit 9	G2k	2,250	209.03	Unit 20	G10k	10,070	935.53
Unit 10	G2k	2,250	209.03				



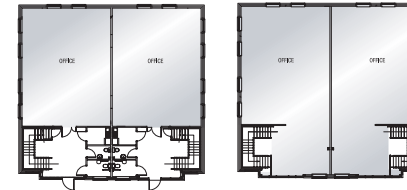
G1K

FLOOR	SQ FT	SQ M
First	1,234.08	114.65
Ground	1,035	96.15



G2K

FLOOR	SQ FT	SQ M
First	1,215	112.88
Ground	1,035	96.15
Total	2,250	209.03



G5K

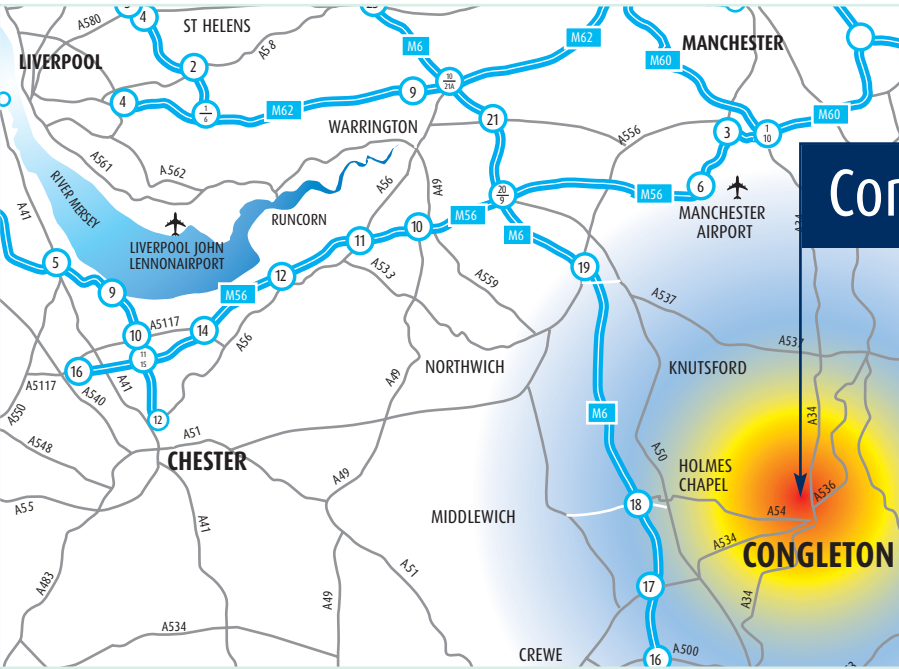
FLOOR	SQ FT	SQ M
First	2,695	250.37
Ground	2,555	237.37
Total	5,250	487.74



G10K

FLOOR	SQ FT	SQ M
Second	3,400	315.87
First	3,400	315.87
Ground	3,270	303.79
Total	10,070	935.53





Congleton Business Park



CONGLETON

Location

John Bradshaw Court at Congleton Business Park is situated close to the A34, providing access to Alderley Edge and Manchester to the north and Newcastle-under-Lyme and Stafford to the south. Junctions 17 & 18 of the M6 are equidistant to Congleton circa 7 miles to the west.

Congleton Business Park benefits from numerous staff facilities, including a Tesco, an FX Leisure gym, take away restaurants and a retail park. The town centre is within 1 mile, providing a wide range of facilities. Congleton railway station is located to the east of Congleton town centre and provides main line services to Manchester, Birmingham and beyond.

Congleton Business Park







Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT.

Further Information & Viewing

Strictly by appointment with Gladman Developments or the agents King Sturge, Timothy A Brown and Louis Taylor.

A DEVELOPMENT BY



FOR INFORMATION OR TO ARRANGE A VIEWING, CONTACT:

Timothy A BROWN
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