

TO LET

Legat Owen
CHARTERED SURVEYORS

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legatowen.co.uk



**Oak House, Crewe Hall Farm, Old Park Road,
Crewe. CW1 5UE**

- HIGH QUALITY OFFICES
 - RURAL SETTING
 - EXCELLENT LOCATION
- EASY ACCESS TO J16 OF M6
(3.5 MILES)

3,735 SQ FT to 7,812 SQ FT
(347 Sq M to 726 Sq M)



LOCATION

Crewe Hall Farm is located just south east of Crewe town centre and is within easy reach of major road and rail links being approximately 4 minutes from Crewe Railway Station and 6 minutes from Junction 16 of the M6 motorway.

Crewe Railway Station is one of the busiest transport hubs in the North West and a new HS2 Hub will be created in due course. Once completed the new Super Hub for HS2 high speed rail will create a focal point for the North and reduce travel times to London from 1 hour 35 minutes to just 55 minutes. Crewe, the largest town in South Cheshire is located 57 miles North West of Birmingham, 36 miles South of Manchester and 14 miles West of Stoke on Trent. Junction 16 of the M6 Motorway is 4 miles to the East of Crewe town centre via the A532 and A500. Otherwise the A534 leads North to Sandbach and Junction 17 of the M6 motorway

DESCRIPTION

The premises comprise modern high quality office accommodation mainly set out to open plan with some smaller individual offices at ground floor. The specification includes:

- Reception area
- W.c.'s plus shower
- Lift
- Floor boxes at ground floor
- Perimeter trunking at first floor
- Intercom
- Central heating
- Window blinds
- Suspended ceilings
- Inset lighting
- Intruder alarm
- 45 parking spaces (including 4 disabled spaces)
- Carpet
- Kitchenette areas
- Comms room

ACCOMODATION

The accomodation provides the following approximate net internal floor areas:

Floor	Sq Ft	Sq M
Ground Floor	3,735	347
First Floor	4,077	379
TOTAL	7,812	726

TERM

The premises are available as individual floors or as a whole by way of new internal repairing and insuring leases for a term and rent to be agreed or by way of an assignment of the current leases, brief details of which are as follows:

Floor	Comments
Ground Floor	A lease expiring 31 October 2022 at a rent of £59,856 per annum plus VAT
First Floor	A lease expiring 2 November 2022 at a rent of £60,000 per annum plus VAT

UTILITIES

The tenant is to be responsible for payment of electric and water usage direct to the relevant authority and gas charges are payable direct to the landlord

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of B-50

BUSINESS RATES

The property has an overall rateable value of £61,500

SERVICE CHARGE

A service charge is payable for the maintenance of the common areas of Crewe Hall Farm and the structure of the buildings which is approximately £2.32 per sq ft per annum at present.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact

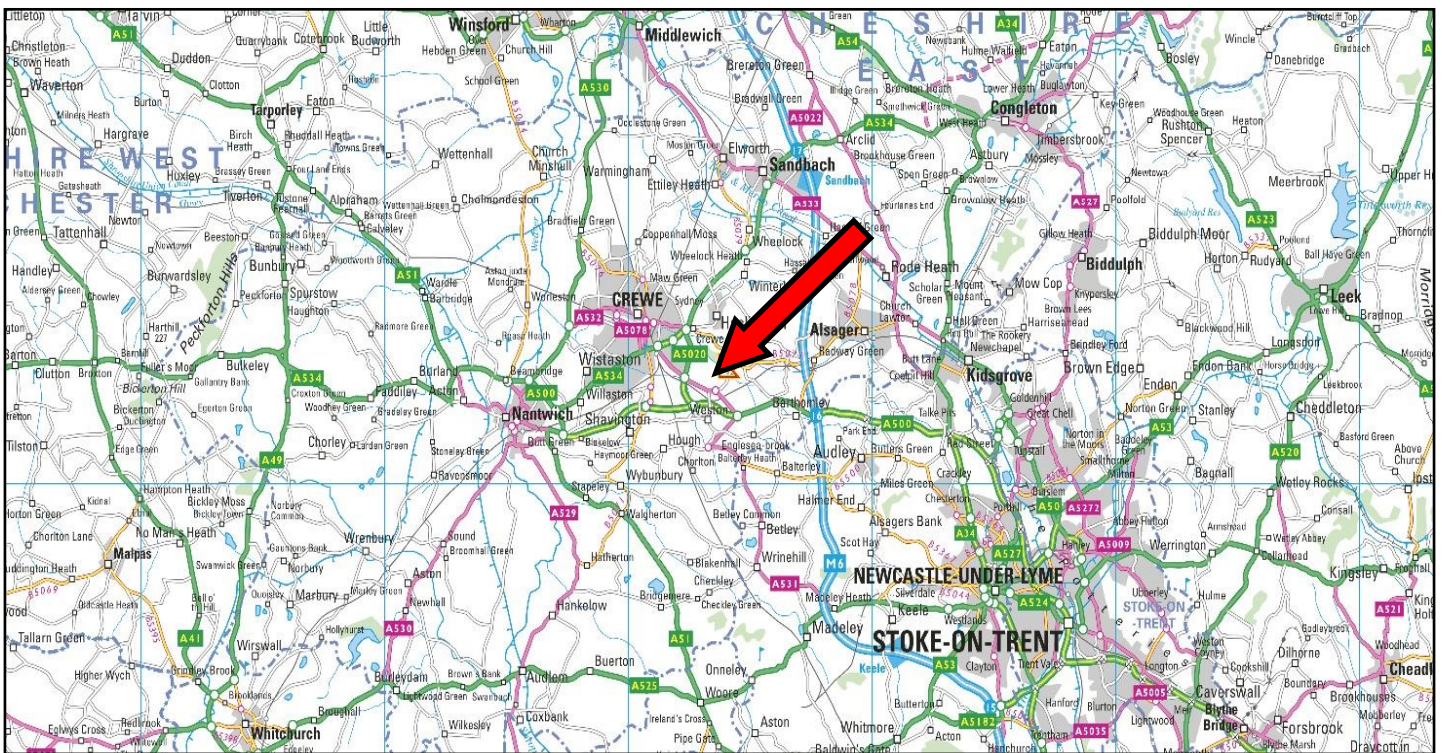
CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

VIEWING

Strictly by appointment with Legat Owen
 Contact Andy Butler or Hannah Baker
 Telephone: 01270 621001
 Email: andybutler@legatowen.co.uk
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SUBJECT TO CONTRACT

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