



TO LET / MAY SELL

OFFICES

**CREWE HOUSE
4 OAK STREET
CREWE
CW2 7DB**



733 – 15,718 sq.ft (68 – 1,460 sq.m)
(Approx. Net Internal Area)

- Allocated Car Parking onsite
- Located on the Outskirts of Crewe Town Centre
 - Competitive terms available
- Ground Floor East Wing - Fully Refurbished



Location

Crewe House is situated on the A5078 (Oak Street / Edleston Road) on the outskirts of Crewe Town Centre. Crewe Town Centre provides a mixture of retail and office accommodation with Crewe Train Station approximately 1 mile from the property.

Crewe is in south Cheshire and provides road links to Stoke on Trent to the South via the A500 and Middlewich and Sandbach to the North via the A530 and A534.

Junctions 16 and 17 of the M6 Motorway are located approximately 7 miles to the South and East.

Description

Crewe House comprises a variety of partitioned and open plan accommodation accessed from a communal staircase and entrance.

The available accommodation is fully carpeted throughout with suspended ceilings incorporating recessed CAT II florescent lighting, central heating and w/c's.

The east wing on the ground floor has been fully refurbished.

Externally, the property benefits from onsite parking to be allocated to each tenant and additional parking facilities by way of a pay and display directly opposite the property.

Accommodation

Area	Availability	Sq Ft	Sq m
2nd floor	Let	1,872	173
First floor Suite A	Let	3,767	349
First floor Suite B	Vacant	1,973	183
First floor Suite C	Vacant	733	68
Ground floor East Wing	Vacant	3,875	359
Ground floor West Wing	Vacant	3,498	324
	Total	15,718	1,460

Site area covers approx. 0.5 acre (0.2 hectare).



Rent / Price

Rent - Upon application.
Price – Offers invited.

Tenure

The offices are available by way of a flexible lease on terms to be agreed.

Alternatively, the landlord may consider a sale of the freehold interest.

Business Rates

Interested parties are advised to make enquiries with the local authority. Cheshire East Council (0300 123 5500)

Services

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Service Charge

A service charge is payable for the maintenance of the common areas and external fabric of the building. Further details are available from the agents.

EPC

EPC Rating – D (85)

Legal Costs

Each party is to bear their own legal costs in connection with the transaction.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



**Viewing:
Strictly via joint agents:**

**Harris Lamb
3 Lakeside
Festival Park
Stoke-on-Trent
ST1 5RY**

**Contact: Becky Thomas
Tel: 01782 272 555
Email: becky.thomas@harrislamb.com**

Or

Legat Owen – 01270 621001

Ref: ST999

**May 2018
Subject to Contract**

