

**TO LET**

**OFFICE PREMISES**

**Units 106, 107 & 108, RADWAY GREEN BUSINESS PARK, RADWAY GREEN, CREWE, CW2 5PR**



Contact Tom Johnson: [tom@mounseysurveyors.co.uk](mailto:tom@mounseysurveyors.co.uk)

T: 01782 202294 [mounseysurveyors.co.uk](http://mounseysurveyors.co.uk) [f](#) [t](#) [in](#)



# OFFICE PREMISES



## LOCATION

The properties are situated on Radway Green Business Park, within a modern courtyard environment. The estate is less than 1 mile distant from Junction 16 of the M6 Motorway and 3 miles from Crewe town centre.

## DESCRIPTION

Units 106 and 107 have been combined to provide modern accommodation which is presented to a good standard. The majority of the property is open plan, although the current tenant has created a small reception, board room and secure sever room. There are three WCs and a kitchen facility.

Unit 108 has been occupied as an assembly facility but benefits from similar characteristics to Units 106 and 107.

The accommodation briefly benefits from the following:

- Air conditioning (not tested)
- Suspended ceilings
- 5 Car Parking Spaces (additional is parking available via the overflow car park on the estate)
- Perimeter trunking (not tested)

Accommodation	SQ M	SQ FT
Units 106 & 107	152.53	1,641
Unit 108	76.26	820

# OFFICE PREMISES

## TENURE

The properties are available by way of an assignment of the existing lease which expires on 30<sup>th</sup> April 2023. There is a tenant option to determine the lease on 30<sup>th</sup> April 2021.

## RENT

Units 106 & 107 - £17,500 per annum exclusive of VAT

Unit 108 - £10,000 per annum exclusive of VAT

## EPC

Units 106 & 107 - D – 97

Unit 108 – D – 85

## RATING ASSESSMENT

Unit 106 & 107 - £15,500

Unit 108 - £8,300

We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

## SERVICE CHARGE

A service charge is payable towards the upkeep of the common parts. Further details are available upon request from the agent.

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

## VAT

All prices and rent are quoted exclusive of VAT which may be payable.

## SERVICES

Mains electric, water and drainage are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## LEGAL COSTS

Each party is responsible for their own legal costs in relation to the transaction.

## CONTACT

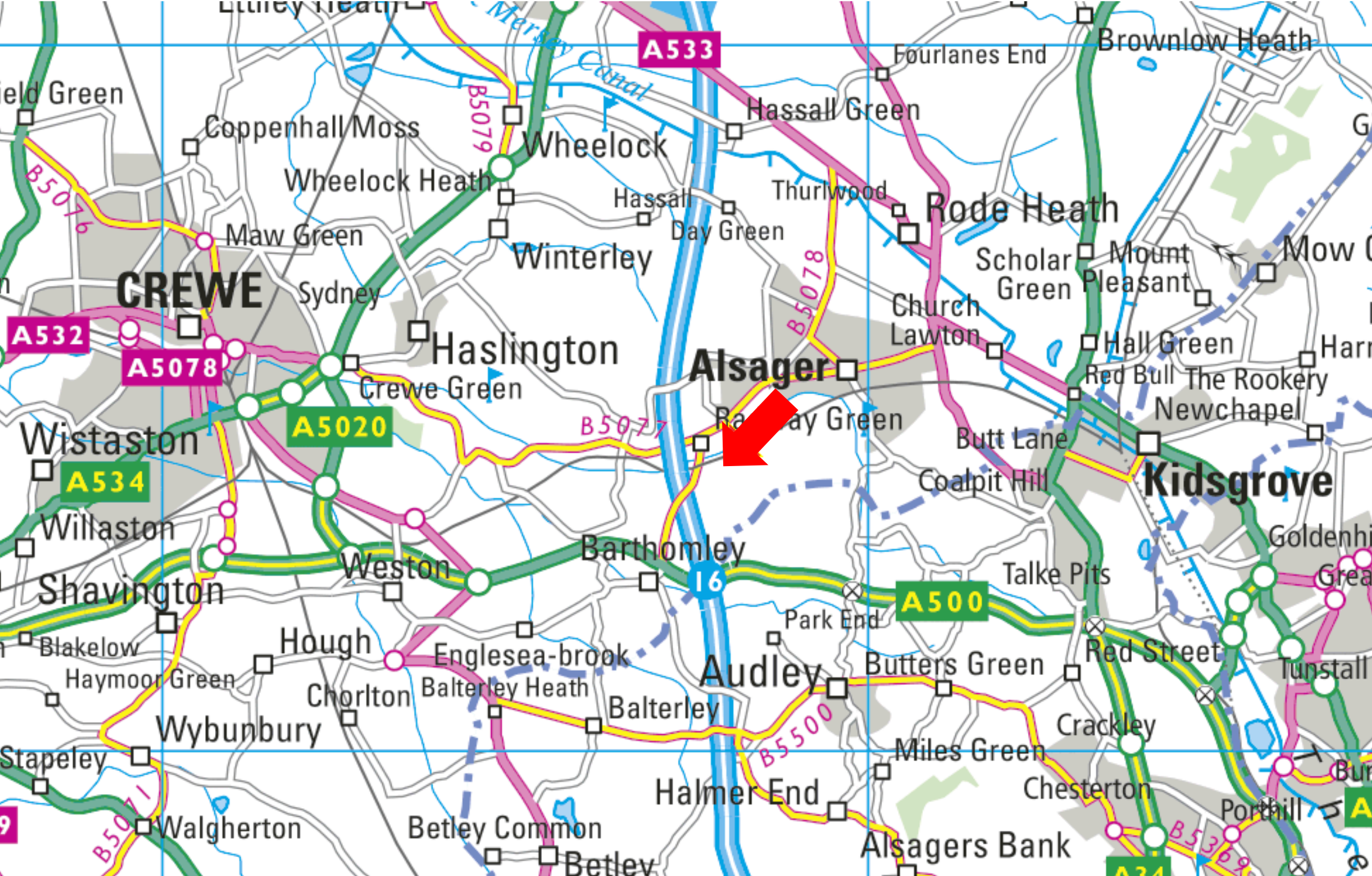
**Tom Johnson / James Craine**

**T:** 01782 202294

**E:** [tom@mounseysurveyors.co.uk](mailto:tom@mounseysurveyors.co.uk) / [james@mounseysurveyors.co.uk](mailto:james@mounseysurveyors.co.uk)

**Mounsey Chartered Surveyors**, Lakeside, Festival Way, Festival Park, Stoke-on-Trent, ST1 5PU





Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited