

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01270 621001**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



**Site At Macon Way, Crewe. CW1 6DR**

SITE OF 0.14 ACRES IN PROMINENT POSITION WITH BUILDING AND ELEVEN  
CAR PARKING SPACES

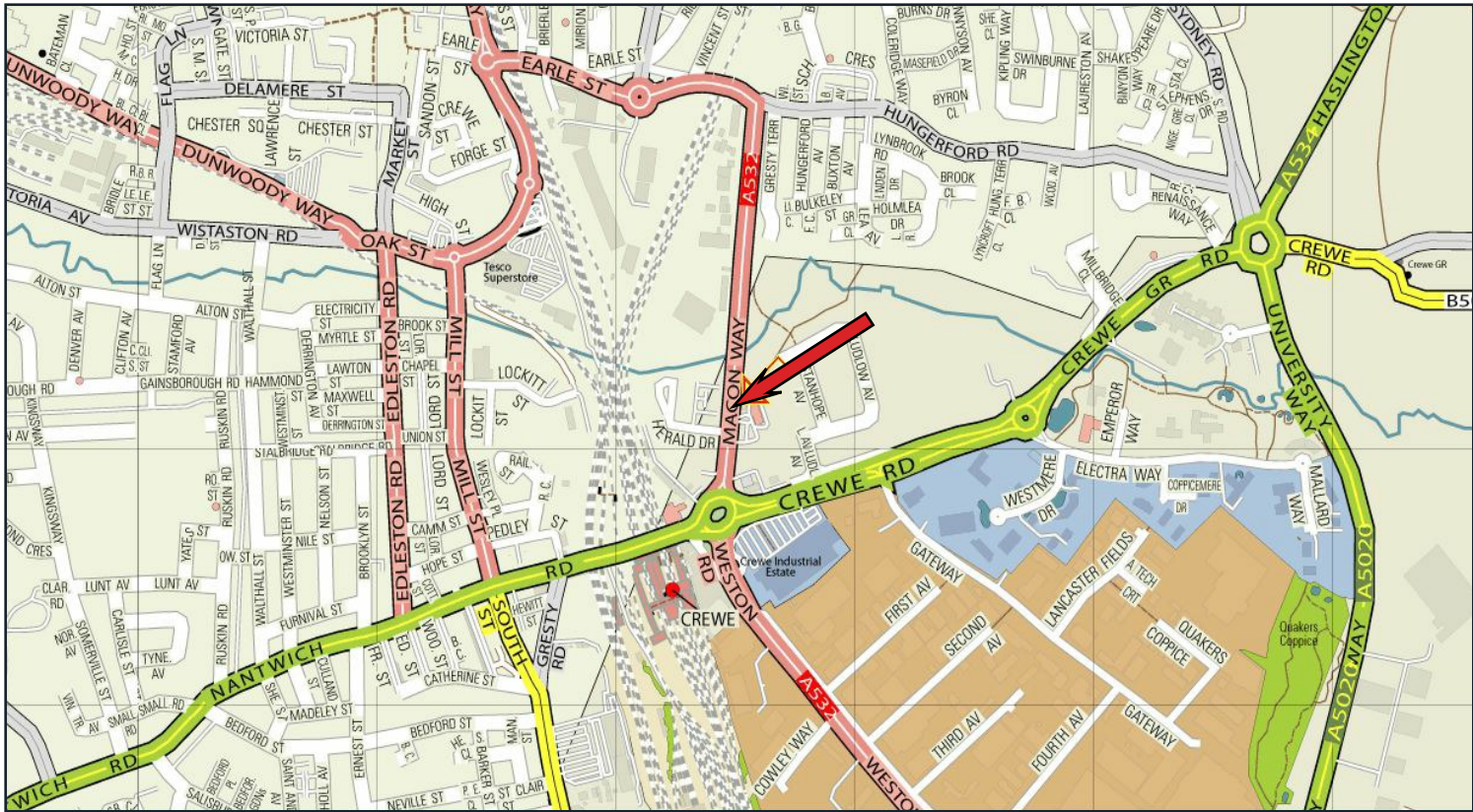
**1,178 SQ FT (109 SQ M)**

SUITABLE FOR A VARIETY OF USES (subject to planning)



## LOCATION

The site is located in a very prominent position on Macon Way close to Crewe mainline railway station which has a fast 1 hour 35 minute to London Euston and direct link to Manchester Airport. Crewe town centre is within easy reach as is junction 16 (4 miles) and junction 17 (6 miles) of the M6 motorway. McDonalds are located along side with a Holiday Inn to the rear. On the opposite site of the road are offices located at Macon Court, a Vauxhall garage and a Tesco Express



## DESCRIPTION

The site comprises an area of 0.142 acres and incorporates a ground floor building currently used for office purposes with a small garage alongside and 11 car parking spaces. The main building provides the following specification:

- Open plan office area
- Individual smaller office
- W.c.
- Kitchen
- Suspended ceiling with inset lighting
- Carpeting
- Electric wall heaters

## ACCOMMODATION

The accommodation provides the following gross internal floor areas:

	Sq Ft	Sq M
Main Building	925	85.91
Garage	253	23.52
<b>TOTAL</b>	<b>1,148</b>	<b>109. 43</b>

**11 Car Parking Spaces**

## VAT

VAT is payable at the standard rate

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£25,000 per annum

## BUSINESS RATES

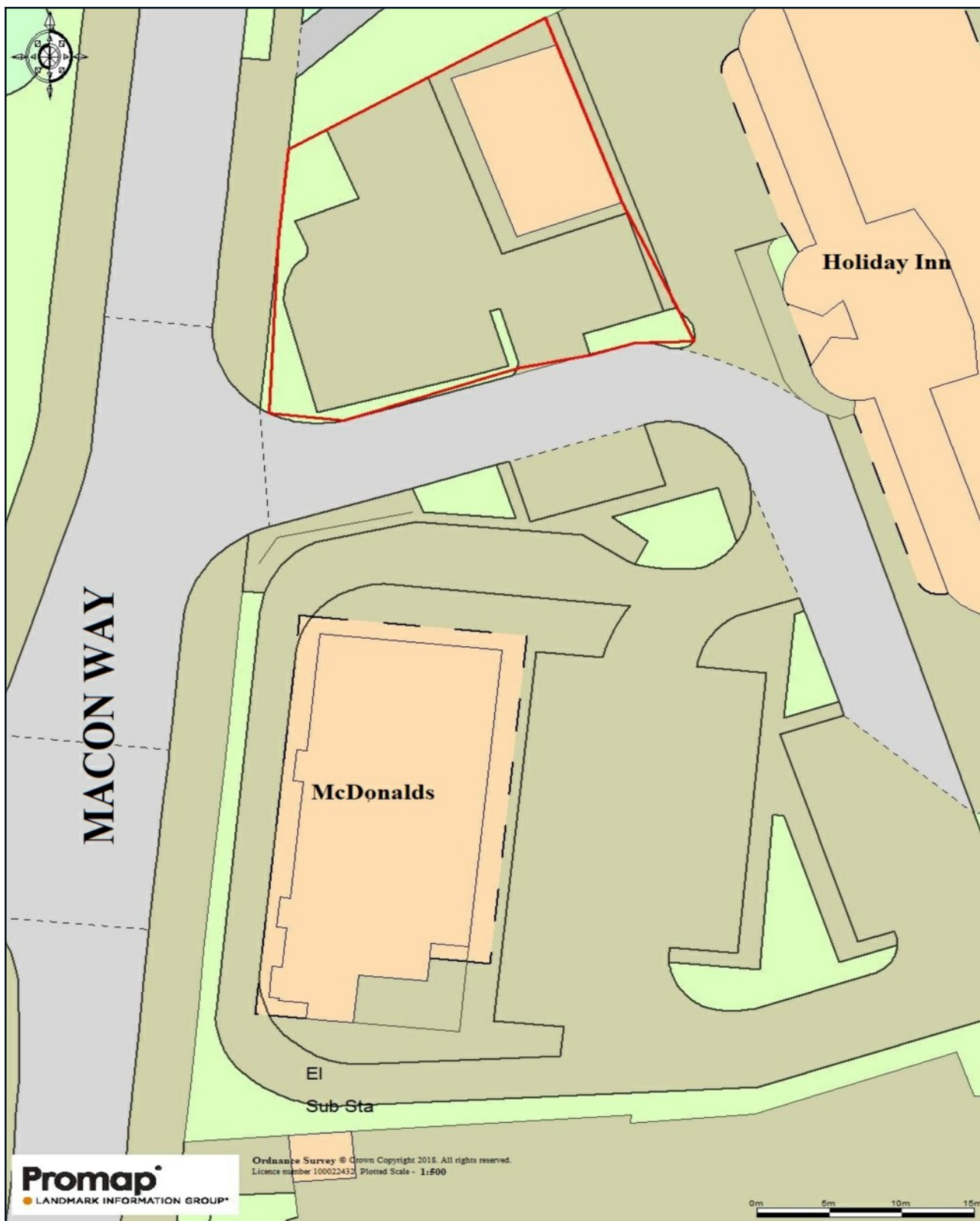
The premises have a current Rateable Value, effective from 1 April 2017 of £14,750

## LEGAL COSTS

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

## VIEWING

By appointment with Legat Owen. Contact Andy Butler  
Telephone: 01270 621001



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**SUBJECT TO CONTRACT**

September, 18

**LegatOwen**  
CHARTERED SURVEYORS  
**01270 621001**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)