

TO LET

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk



**8 Solway Court, Crewe Business Park,
Crewe. CW1 6LD**

HIGH QUALITY TWO STOREY
SELF CONTAINED OFFICE

1,436 SQ FT

(133.40 SQ M)

WITH PARKING



LOCATION

Solway Court is located on Crewe Business Park approximately 1 mile from Crewe town centre. Crewe mainline railway station is within ½ mile and provides regular services to London Euston, Manchester, Birmingham and Manchester Airport.

Crewe is the largest town in South Cheshire and 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. 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 complete 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.

Other major occupiers on the Business Park include Air Products, Assurance Solutions, UK Fuels and TRAK Global. Hotel and leisure operators on or adjoining the Business Park include; Ibis Hotel, Travelodge and Bannatyne Health Club. Also located nearby are a Co-op, Subway, Texaco Garage, Duke of Gloucester Pub, Greggs and Costa.

DESCRIPTION

8 Solway Court is part of a terrace of two storey office buildings of traditional brick and tile construction offering high quality accommodation within excellent natural lighting on an established Business Park. Features include:

- Perimeter trunking
- Suspended ceilings
- Category II lighting
- Carpeting throughout office areas
- Thermostatic controlled electric heaters
- Kitchen
- 5 dedicated car parking spaces
- Some furniture available to purchase if required
- Current broadband contract with BT averaging 52 mb/s but new occupiers would need to organise their own provider

ACCOMMODATION

The offices have the following net internal floor areas:

	Sq Ft	Sq M
Ground Floor	629	58.43
First Floor	807	74.97
Total	1,436	133.40

LEASE

The premises are available by way of a sublease or assignment of the current lease which is for a term expiring on 8 March 2023 at a rent of £18,000 and granted outside the Landlord and Tenant Act.

Alternatively, a longer lease term can be agreed. Terms upon application.

SERVICE CHARGE

A service charge is payable to the Management Company for the maintenance and upkeep of the external common areas of the development. The current charge is approximately £2,000 per annum

BUSINESS RATES

We are advised by Cheshire East council that the premises has a Rateable Value of £12,750

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C-58

VAT

VAT will be payable at the standard rate.

LEGAL COSTS

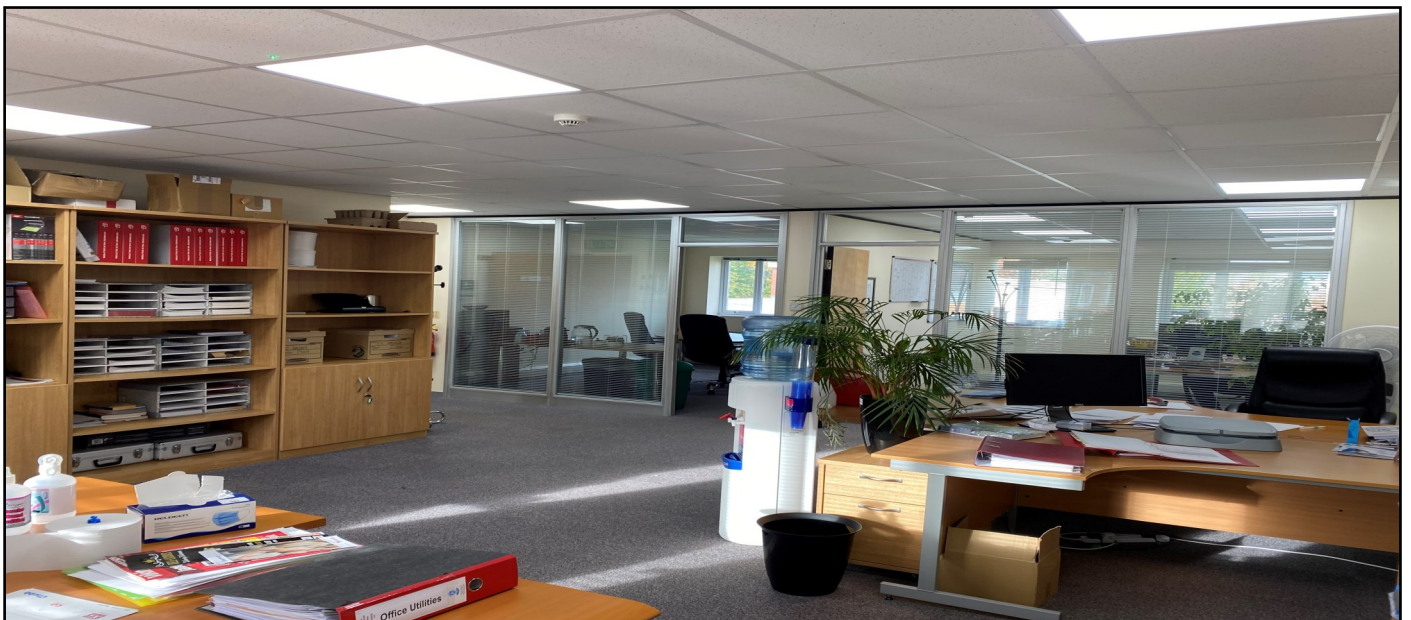
Each party to be responsible for the payment of their own legal costs incurred

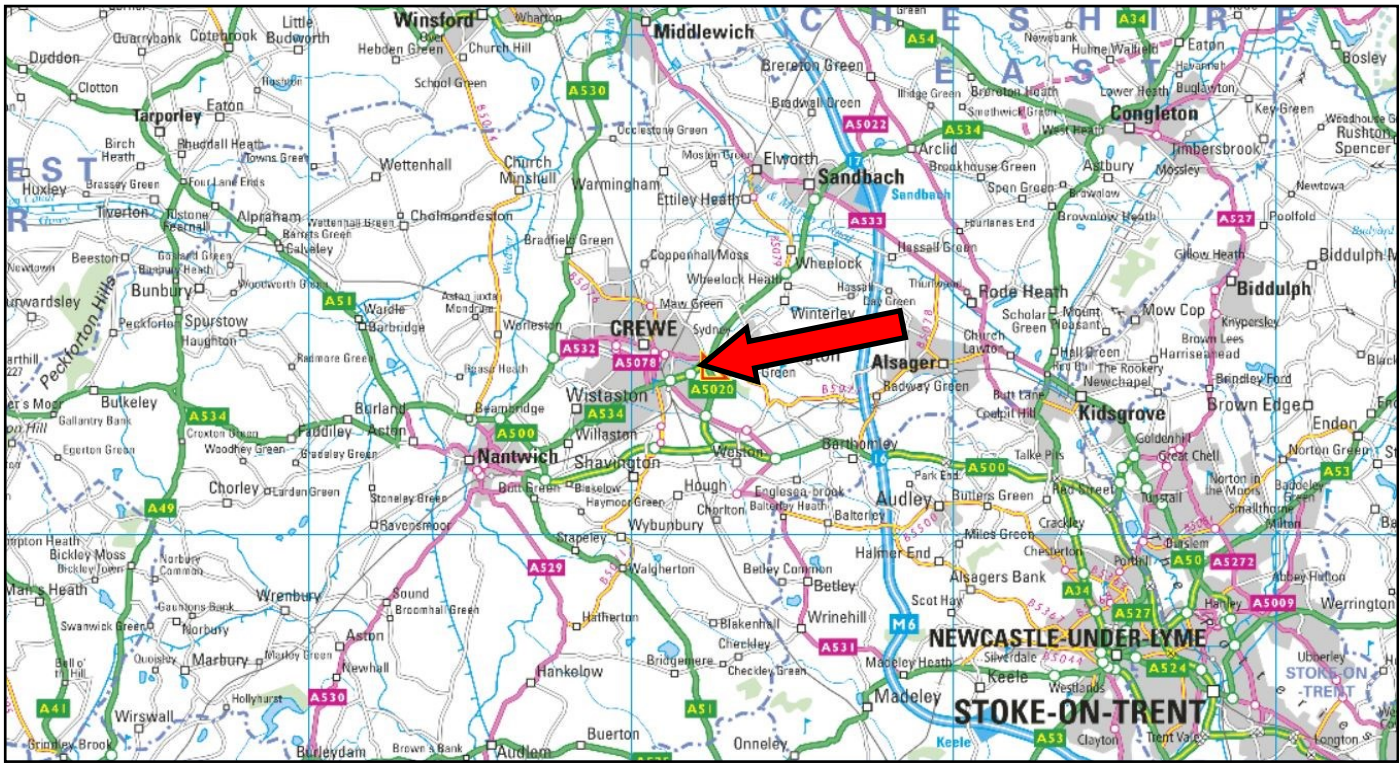
CODE OF LEASING PRACTICE

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
 Telephone: 01270 621001
 Email: andybutler@legatowen.co.uk





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/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. June 2020