

TO LET

Legat Owen
CHARTERED SURVEYORS
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Unit 4, Orion Park, University Way, Crewe, CW1 6NJ

HIGH SPECIFICATION
INDUSTRIAL/WAREHOUSE UNIT

11,064 SQ FT
(1,030 SQ M)

UNIT FORMS PART OF THE MODERN
HIGH SPECIFICATION DEVELOPMENT
AT ORION PARK



LOCATION

Orion Park is strategically located approximately 4 miles west of Junction 16 of the M6 motorway. The unit has excellent frontage onto University Way (the Crewe Green Link Road) which connects the A500 Weston Road, linking to Junction 16. Further access to Junction 17 is via the A534. The A500 provides a westerly link to Chester and North Wales.



DESCRIPTION

The unit was constructed in 2016 and provides a modern, high specification industrial/warehousing facility with well specified two storey offices along with dedicated car parking and a good yard for servicing and circulation.

A brief specification of the unit can be described as follows:-

- End terrace
- Single span steel portal frame
- Fully insulated profiled metal cladding
- Profiled metal insulated roof with intermittent roof lights
- 35KN sq m floor slab
- Clear eaves to 7m
- High level sodium lighting within the warehouse
- Access via two insulated up and over doors 4m x 5m
- 2 storey concrete block constructed offices
- Offices to high specification internal fit out to include carpets, suspended ceiling, inset lighting, kitchen and full welfare facilities and gas central heating.
- Services include three phase electricity, gas, water, mains and foul drainage, fire and security alarm.
- Externally - building mounted spotlights
- Concrete service yard for car parking circulation

ACCOMMODATION

11,064 sq ft (1,030 sq m).

RENT

The unit is available by assignment or sub-lease of the current lease, expiring in August 2025.

Alternatively, a new Full Repairing & Insuring lease for a term of years to be agreed at an asking rent of £6 per sq ft.

BUSINESS RATES

The unit has a current rateable of £60,000 and rates payable of 49.3 pence in the pound (£).

LEGAL COSTS

Each party to pay their own legal costs.

VAT

VAT is applicable in this transaction.

EPC

The EPC will be issued upon full practical completion

VIEWING

Through the sole agents Legat Owen:

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