

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01270 621001**  
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## Unit 1 Poplar Grove Industrial Estate, Crewe, CW1 4AZ

INDUSTRIAL UNIT WITH YARD AREA

**8,703 SQ FT**

**(807.58 SQ M)**

INCLUDES OFFICES  
& MEZZANINE





## LOCATION

The subject property is located on Poplar Grove Industrial Estate on the outskirts of Crewe town centre in close proximity to Grand Junction Retail Park. Crewe has benefited from significant infrastructure improvements over the last 5 years, which have helped local movement of traffic and aided with accessibility to both Junctions 16 & 17 of the M6 to the east and the A500 to the west leading to Nantwich and beyond.



## DESCRIPTION

The property is an end terraced industrial unit of steel portal frame construction, concrete sheet roof incorporating translucent panels, brick cladding to the elevations, concrete floor and 5 m eaves.

Servicing is provided by 3 electrically operated roller shutter doors, whilst the unit also has high level lighting, W.C.'S and mezzanine.

The unit has single storey offices at the entrance to the building along with kitchen facilities. The offices are a mixture of vinyl and carpeted floors with painted walls.

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and calculate the gross internal areas as follows:-

|                    |                           |
|--------------------|---------------------------|
| Warehouse          | 5,074 sq ft (564.30 sq m) |
| First Floor Office | 1,165 sq ft (108.30 sq m) |
| Mezzanine 1:       | 1,453 sq ft (134.98 sq m) |

**TOTAL 8,703 sq ft (807.58 sq m)**

## BUSINESS RATES

The property has a rateable value of £23,000.

## RENT

£36,000 per annum on a lease term to be agreed.

## SERVICE CHARGE

A service charge maybe levied for the upkeep and maintenance of the common areas.

## VAT

Prices quoted are exclusive of, but may be liable to VAT at the standard rate.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal fees incurred in this transaction.

## EPC

The property has an EPC Rating of D 98.



## VIEWING

Strictly by appointment with Legat Owen.

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February 2019

**SUBJECT TO CONTRACT**