

# TO LET

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



## Wellington House, Delamere Street, Crewe. CW1 2LQ

OFFICES TO LET ON SHORT  
TERM BASIS

**7,382 Sq Ft**  
**(686 Sq M)**



### LOCATION

Wellington House is located at the junction of Lawrence Street and Delamere Street on the edge of Crewe town centre. The A534 Crewe/Nantwich road is approximately half a mile to the south of the premises and Junction 16 of the M6 motorway is approximately 10 miles to the east of the property.

Crewe Railway Station is one of the busiest transport hubs in the North West and subject to final confirmation by the government 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.

Crewe, the largest town in South Cheshire, is located 57 miles North West of Birmingham, 36 miles South of Manchester and 14 miles West of Stoke on Trent.

Crewe town centre will shortly benefit from two major redevelopments to include mixed leisure and retail premises at the Royal Arcade and a mix of high quality traders including fresh food and independent eateries at the new Market Hall.

### DESCRIPTION

Wellington House comprises a substantial office property arranged over 5 floors on the fringe of Crewe town centre. The property is accessed via an attractive reception, manned between the hours of 07:30 and 18:00 hours and from where there are two seven person lifts to the offices above. The accommodation is predominantly open plan, although there are a number of private offices and/or meeting rooms within the large suites. The premises also benefit from features which include:

- Suspended ceilings
- Category II lighting (in part)
- Window blinds
- Perimeter trunking
- Gas fired central heating

### ACCOMMODATION

7,382 Sq Ft (686 Sq M)

Other suites may become available

### RENT

£59,000 per annum

### CAR PARKING

The property benefits from dedicated car parking fairly proportioned between each floor, 16 spaces available for the second floor. A number of public car parks are also within the immediate vicinity

### TENURE

The accommodation is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

### SERVICE CHARGE

The budget service charge contribution for the second floor is £28,236 per annum.

### LEGAL COSTS

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

### ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of C-54

### VAT

VAT is payable at the standard rate

### 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

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