

# TO LET

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



**The Weston, Centre, Weston Road,  
Crewe. CW1 6FL**

OFFICES/WORKSHOP AND  
WAREHOUSE ACCOMMODATION

**From 300 Sq Ft to 5,000 Sq Ft  
(28 Sq M to 465 Sq M)**



## LOCATION

The Weston Centre is located just off Weston Road and adjacent to the Royal Mail Sorting Office and within 100 metres of Crewe mainline railway station

Crewe Railway Station is currently one of the busiest transport hubs in the North West but further to the recent Government announcement is due to become a Super Hub for HS2

Once completed the new Super Hub 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. 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.

## DESCRIPTION

Office, workshop and warehouse accommodation is available and the current availability is as shown on the attached schedule.

There is car parking to the front of The Weston Centre and free WiFi on site.

## LEASE TERMS

The accommodation is available by way of flexible lease agreements or licence agreements inclusive of rent, utilities, wifi, parking, service charge and business rates (dependant on use).

## LEGAL COSTS

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

## VAT

VAT is payable at the standard rate

## CODE FOR LEASING BUSINESS PREMISES

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](mailto:andybutler@legatowen.co.uk)



## CURRENT AVAILABILITY

Office B01—285 sq ft (£750 plus VAT per calendar month). This is located on the first floor with windows to the front is fully carpeted, heating and lighting.

Office E01 –200 sq ft plus 15 sq ft store room (£625 plus VAT per calendar month). This is located on the ground floor with windows to the front is carpeted, heating and lighting.

Workshop units . Ideal for pick and pack operations or ecommerce. Open plan units of 400 sq ft to 2,000 sq ft with power and lighting, extra large double doors, private secure units with all the benefits of being within a well managed and maintained facility

Storage Units also available from 10 sq ft to 300 sq ft





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