

TO LET

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



**Units 103, 110, 111, 112 The Courtyard
Radway Green. CW2 5PR**

GROUND FLOOR OFFICES

**From 679 Sq Ft to 2,596 Sq Ft
(73 Sq M to 241 Sq M)**

WITH CAR PARKING



LOCATION

These modern office premises are situated on The Courtyard, Radway Green Business Park which is located less than 1 mile from Junction 16 of the M6 Motorway and within easy reach of Crewe, Sandbach and surrounding towns.

Crewe Mainline Railway Station is within easy access. The station is one of the busiest transport hubs in the Northwest 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.

DESCRIPTION

These modern office premises offer a combination of floor areas with w.c. and kitchen facilities.

The specification generally includes:

- Suspended ceilings
- Inset lighting
- Carpets
- Perimeter trunking
- Electric heating

There are dedicated car parking spaces as well as overflow parking on site.

ACCOMMODATION

The units currently available have floor areas as set out below:

Units 110-112 can be let as one or as individual units

| Unit | Sq Ft | Sq M |
|--------------|-------------|--------------|
| 110 | 1036 | 96.25 |
| 111 | 879 | 81.66 |
| 112 | 679 | 63.08 |
| 103 | 787 | 73.11 |
| TOTAL | 3381 | 314.1 |

RENT

The units are available on new 5 year full repairing and insuring leases at the following commencing rentals

| Unit Number | Rent Per Annum |
|-------------|----------------|
| 110 | £13,500 |
| 111 | £11,400 |
| 112 | £8,800 |
| 103 | £10,000 |

BUSINESS RATES

The premises have the following Rateable Values:

| Unit | Rateable Value |
|-------|----------------|
| 110 { | £42,250 |
| 111 { | |
| 112 { | |
| 103 | £7,100 |

SERVICE CHARGE

A service charge is payable for the maintenance of the common areas on the business park which is currently running at a rate of £1.58 per sq ft per annum

ENERGY PERFORMANCE CERTIFICATES

The premises have the following Energy Performance Ratings:

| Unit Number | EPC Rating |
|-------------|------------|
| 110 | D 82 |
| 111 | D 99 |
| 112 | D 82 |
| 103 | E 105 |

LEGAL COSTS

Each party to bear their own legal costs.

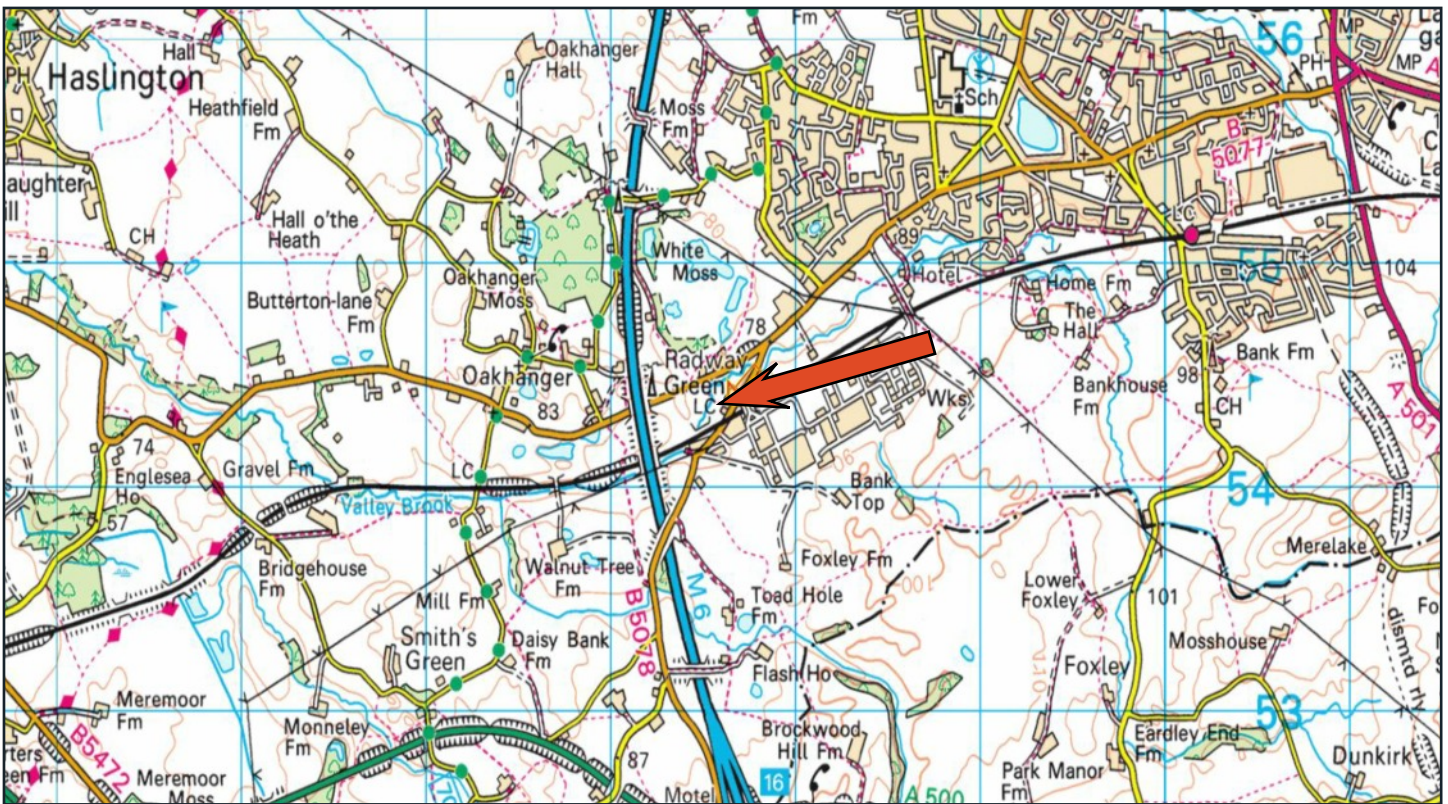
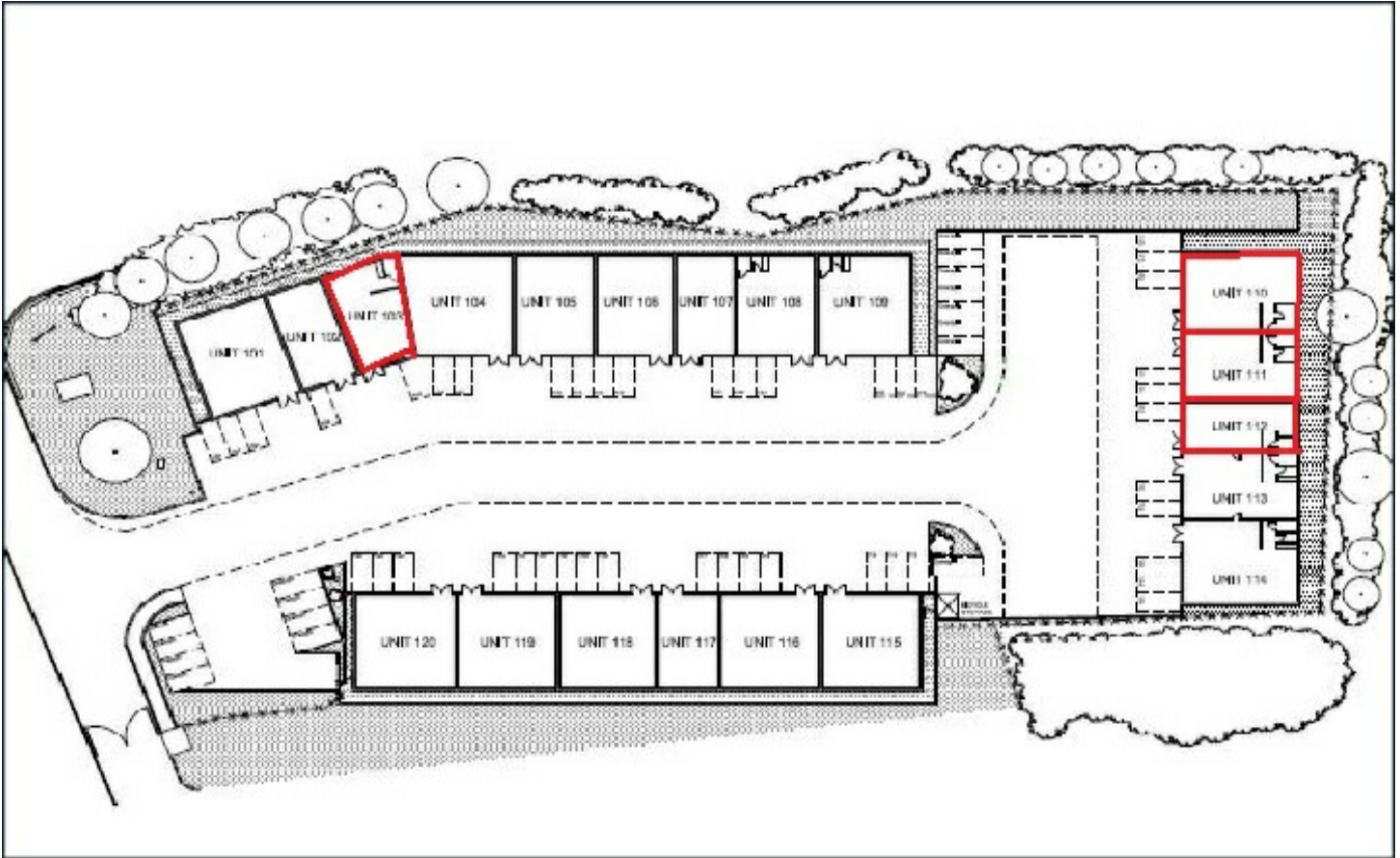
VAT

All prices and rents are quoted exclusive of VAT which will be payable in addition.

VIEWING

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

December, 19

SUBJECT TO CONTRACT