



INFINITY
HOUSE

TO LET

MODERN FITTED
OFFICE SPACE

1ST FLOOR
16,135 SQ FT

68 CAR SPACES



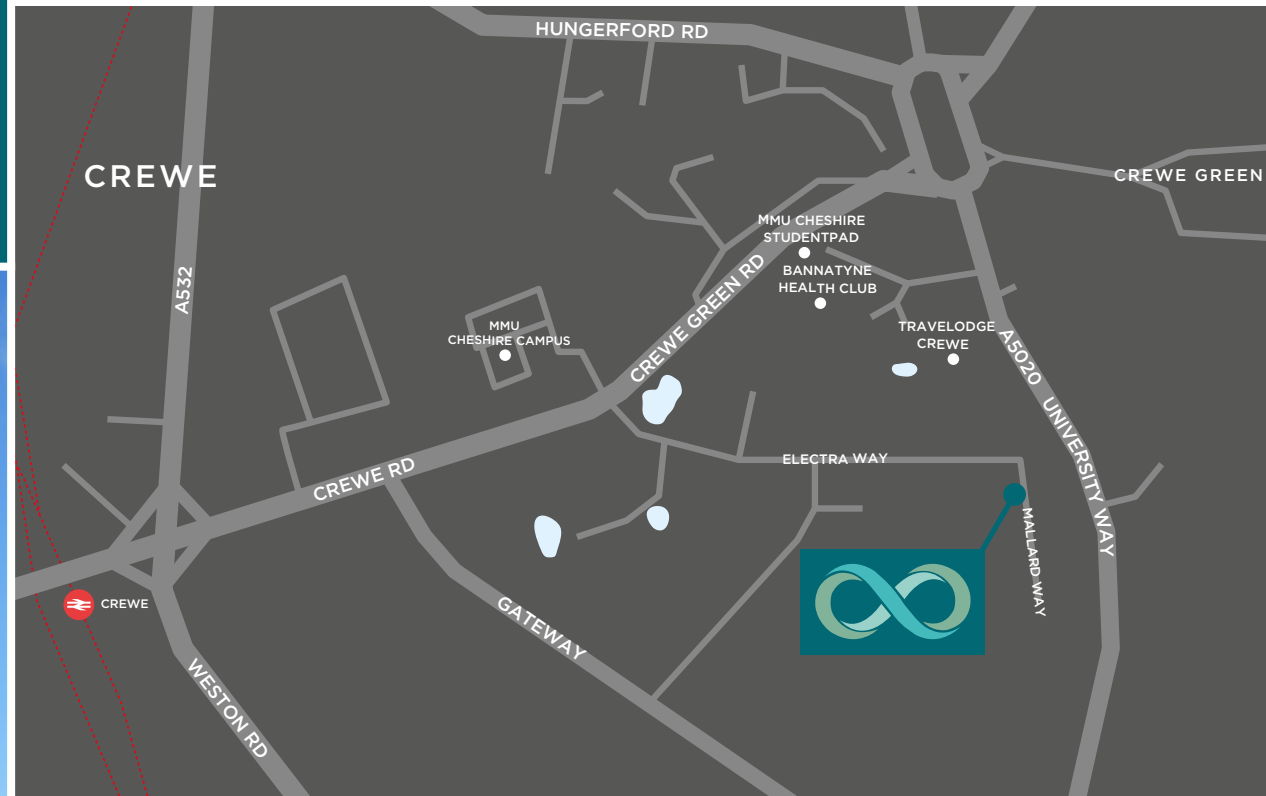
Crewe Business Park,
Mallard Way,
Crewe
CW1 6ZQ

LOCATION

Crewe Business Park is one of the premier business parks for the North West Region. It was one of the first ecologically based developments of its kind and an early recipient of the millennium award for environmental excellence. It benefits from superb connectivity being under 5 miles from J16 and 17 of the M6 and importantly within walking distance of the train station and town centre. The nearest international airport is Manchester just 26 miles away.

Crewe Railway Station is one of the busiest transport hubs in the North West and 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.

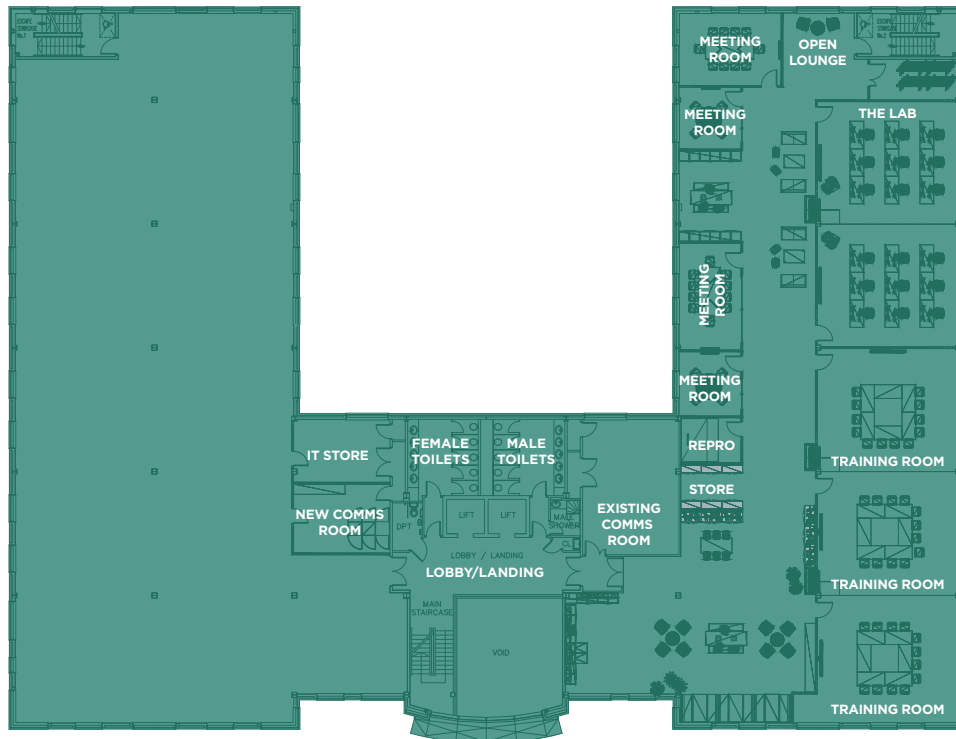
Hotel and leisure operators on or adjoining the Business Park include; Ibis Hotel, Travelodge and Bannatyne Health Club. Also located nearby are a Co-op, Subway, Texaco Garage, Duke of Gloucester Pub, Greggs and Costa.



DESCRIPTION

Infinity House is a modern 3 storey purpose built office building built in 2002 to a Grade A specification. Internally the space has been recently refurbished to provide a mix of high quality open plan and fully fitted workspace.

- Manned reception
- Raised access floors
- Suspended ceilings
- LED lighting
- Air conditioning
- Secure onsite parking at a ratio of 1:236 sq ft
- Cycle storage
- Shower facilities



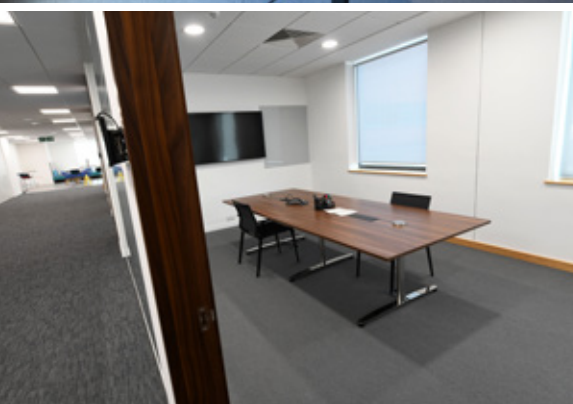
AVAILABILITY

1ST FLOOR - 16,135 SQ FT NET INTERNAL AREA

The first floor is available by way of Sub-Lease or surrender and regrant on terms to be agreed.

68 parking spaces are available with the 1st floor.

The first floor comprises 2 offices suites, each of approximately 8,000 sq ft. The west wing provides high quality refurbished open plan office space. The east wing is fully fitted to include kitchen and break out space, a mix of small and large meeting rooms and large training / conference rooms. The space can be provided with the fit out installed or can be removed subject to an occupier's specific requirements.



FURTHER INFORMATION

SERVICE CHARGE

A service charge is payable for the maintenance of the building and common areas which is currently budgeted at £6.00 per sq ft including estates charge.

BUSINESS RATES

We advise you confirm the current Rateable Value of the office with the local authority.

EPC

An EPC certificate is available upon request

LEGAL COSTS

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

VIEWINGS

By appointment with the joint agents.



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