



# **TO LET**

## **GROUND AND FIRST FLOOR OFFICES**

**CREWE HOUSE  
4 OAK STREET  
CREWE  
CW2 7DB**



**733 – 6,204 sq.ft (68 - 576 sq.m)**  
**(Approx. Net Internal Area)**

- **Allocated Car Parking onsite**
- **Located on the Outskirts of Crewe Town Centre**
- **Competitive terms available**



**Location**

Crewe House is situated on the A5078 (Oak Street / Edleston Road) on the outskirts of Crewe Town Centre. Crewe Town Centre provides a mixture of retail and office accommodation with Crewe Train Station approximately 1 mile from the property.

Crewe is in south Cheshire and provides road links to Stoke on Trent to the South via the A500 and Middlewich and Sandbach to the North via the A530 and A534.

Junctions 16 and 17 of the M6 Motorway are located approximately 7 miles to the South and East.

**Description**

Crewe House comprises a variety of partitioned and open plan accommodation accessed from a communal staircase and entrance.

The available accommodation is fully carpeted throughout with suspended ceilings incorporating recessed CAT 2 florescent lighting, central heating and w/c's on the first floor.

Externally, the property benefits from onsite parking to be allocated to each tenant and additional parking facilities by way of a pay and display directly opposite the property.

**Accommodation**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	3,498	324
First Floor Suite B	1,973	183
First Floor Suite C	733	68
<b>TOTAL</b>	<b>6,204</b>	<b>576</b>



**Rent**

Upon application.

**Tenure**

The offices are available by way of a flexible lease on terms to be agreed.

**Business Rates**

Interested parties are advised to make enquiries with the local authority. Cheshire East Council (0300 123 5500)

**Services**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

**Service Charge**

A service charge is payable for the maintenance of the common areas and external fabric of the building. Further details are available from the agents.

**EPC**

EPC Rating – D (85)

**Legal Costs**

Each party is to bear their own legal costs in connection with the transaction.

**VAT**

All figures quoted are exclusive of VAT which may be chargeable.





**Viewing:  
Strictly via joint agents:**

**Harris Lamb  
3 Lakeside  
Festival Park  
Stoke-on-Trent  
ST1 5RY**

**Contact: Becky Colclough  
Tel: 01782 272 555  
Email: [becky.colclough@harrislamb.com](mailto:becky.colclough@harrislamb.com)**

**Or**

**Legat Owen – 01270 621001**

**Ref: ST999  
Feb 2016  
Subject to Contract**

