



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

COMMERCIAL & INDUSTRIAL AGENCY VALUATION MANAGEMENT INVESTMENT PROJECT MANAGEMENT BUILDING SURVEYING LANDLORD & TENANT RATING RESIDENTIAL LAND & DEVELOPMENT PLANNING

### www.harrislamb.com 01782 272555



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### 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

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



### 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.

3 Lakeside

Festival Park StokeonTrent STI 5RY T 01782 272555 F 01782 272511

### Einfo@harrislamb.com www.harrislamb.com

Aso at Worcester 01905 22666 and Birmingham 0121 455 9455

Harris Lamb Limited Conditions under which Pardcular's are issued

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If the particulars are set out as a general outline only for the guidance of intending purchasters or lessoes and do not constitute, nor constitute part of, an offer or contract.

(i) all descriptions, dimensions, interences to condition and necessary permissions for use and eccepation, and other details are given in good faith and are believed to be correct but any intending parchasers or resents should not rely on them as statements or regresentations of fact but satisfy themselves by inspection or otherwise as to the correctbess of each of them.

(ii) no person in the employment of Messes. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whetever in relation to this property.

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Viewing: Strictly via joint agents:

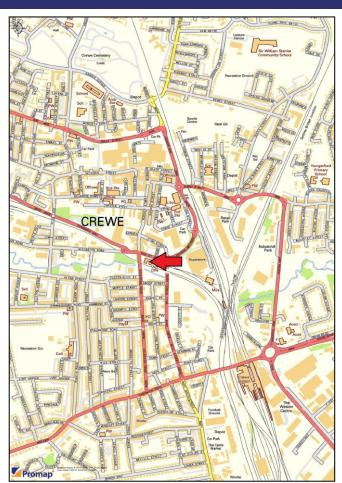
Harris Lamb 3 Lakeside Festival Park Stoke-on-Trent ST1 5RY

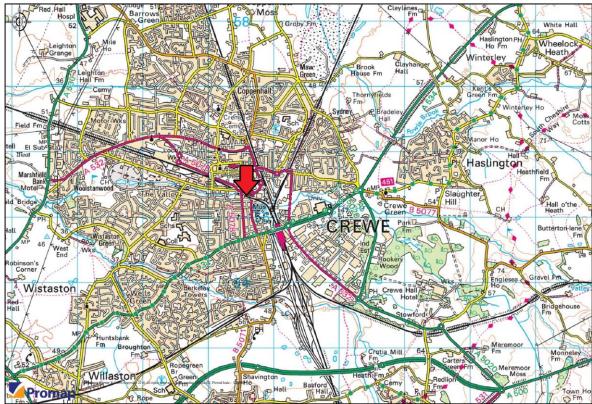
Contact: Becky Colclough Tel: 01782 272 555 Email: <u>becky.colclough@harrislamb.com</u>

Or

Legat Owen - 01270 621001

Ref: ST999 Feb 2016 Subject to Contract





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