

TO LET

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



Breeden House, Edleston Road, Crewe. CW2 7EA

- FULLY REFURBISHED OFFICES ARRANGED OVER FIRST AND SECOND FLOOR WITH GROUND FLOOR RECEPTION
- MANNED RECEPTION
- EASY IN/OUT AGREEMENTS
- ALL INCLUSIVE RATES

320 SQ FT - 2,207 SQ FT



DESCRIPTION

Breeden House is a mixed use property situated on Edleston Road, Crewe. There are seven retail units on the ground floor with offices above.

Access to the office is via a shared manned entrance/reception area with a staircase and lift to the upper floors. There are shared WC and kitchen facilities on each floor. The building has recently been fully refurbished with LED lighting and a modern finish.

TERMS

The offices are available on flexible agreements for a minimum term of 6 months

CAR PARKING

There is a council run car park to the rear of the premises and private parking can be arranged subject to agreement with the landlord

BUSINESS RATES

Business rates are the responsibility of the tenant, but in all cases that qualify for Small Business Rate Relief there will be 100% rates exemption where the rateable value is less than £12,000

ELECTRICITY

Suites are separately metered for electricity.

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with Legat Owen.
 Contact Karen Kilcourse.
 Telephone: 01270 621001
 Email: karenkilcourse@legatowen.co.uk

FIRST FLOOR

Suite	Sq Ft	Rent	Availability
Suite 1	736	£8,832	To Let
Suite 2B	635	£7,540	To Let
Suite 11	1319	£15,828	To Let

SECOND FLOOR

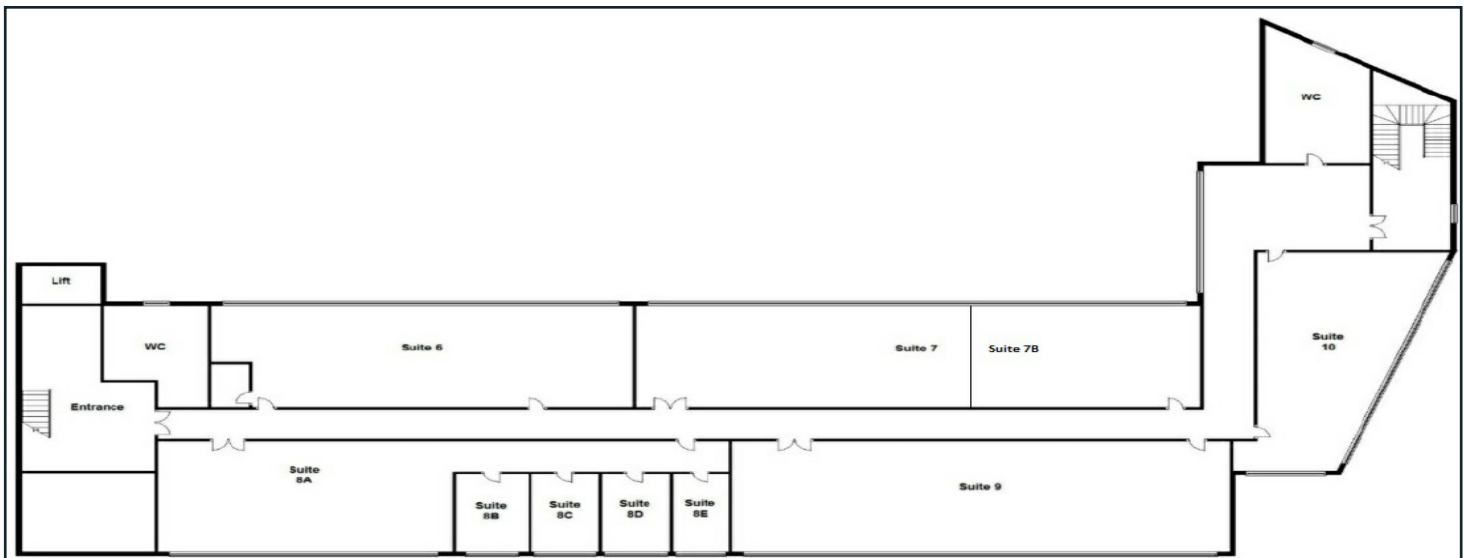
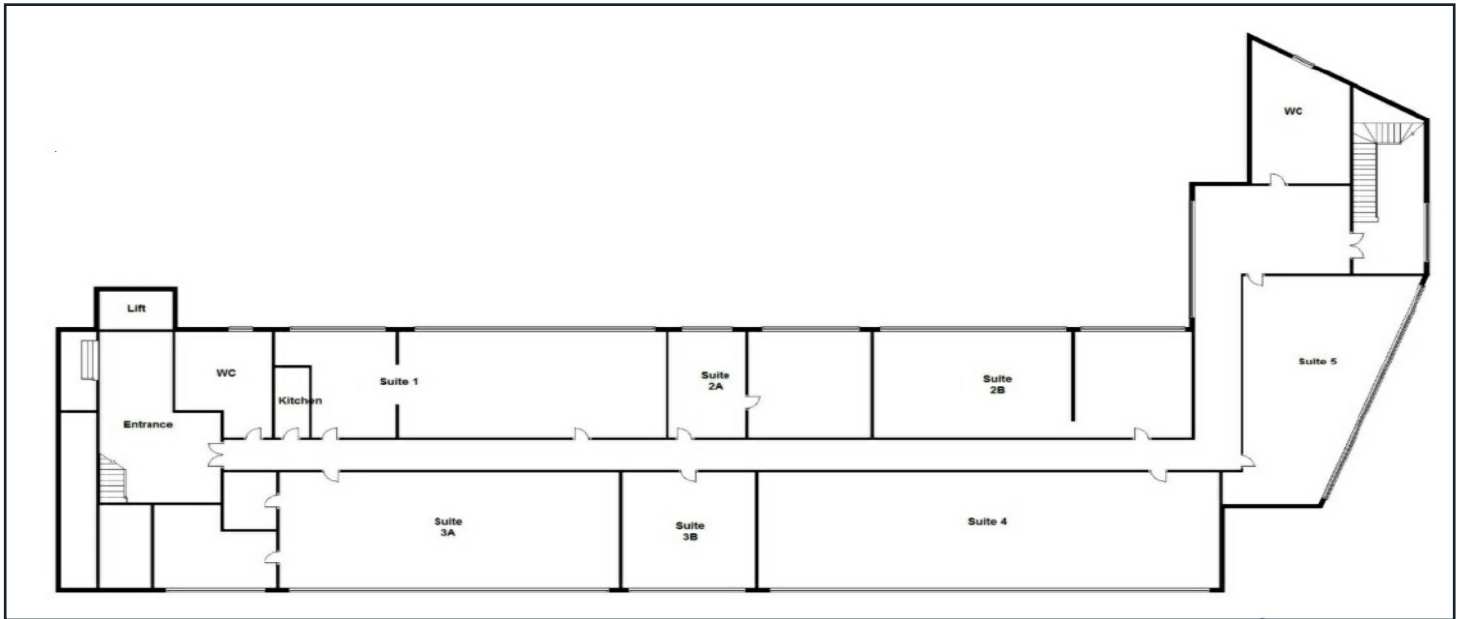
Suite 6	782	£9,384	To Let
Suite 8	1319	£15,828	To Let
Suite 9	1373	£16,476	To Let
Suite 7B	534	£6,408	To Let

SERVICES

Mains services are understood to be available and connected to the property subject to statutory regulations

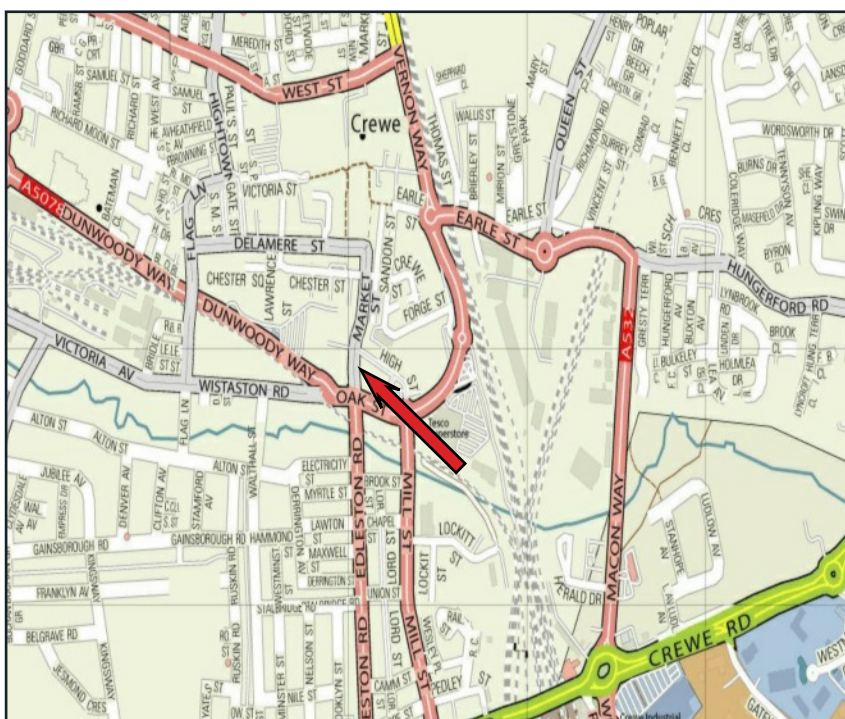
PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.



LOCATION

Breden House is located on Edleston Road in Crewe approximately half a mile from the main A534 Crewe/Nantwich Road which provides access to junction 17 of the M6 motorway and the national motorway network beyond. Crewe Railway Station is around half a mile away with trains to London in less than 2 hours.



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.

March, 18

SUBJECT TO CONTRACT